

For Sale

Asking Price: €395,000

Sherry
FitzGerald
O'Neill



17 Slip Lawn, Slip, Bantry,
Co Cork, P75 P942.

BER C1

sherryfitz.ie



Attractive semi-detached, four-bedroom residence offering spacious, well-appointed and highly versatile accommodation, ideally suited to modern family living, conveniently located within Bantry town.

The ground floor comprises a welcoming entrance hall, living room and a separate dining room, complete with Morsø wood burning stove. To the rear, a bright and adaptable playroom features large double doors opening directly onto a decking area and thereby creating a seamless indoor–outdoor connection. The accommodation is further complemented by a well-appointed kitchen, a practical utility room and a guest WC.

On the first floor, there are 4 generously proportioned bedrooms including an impressive main bedroom with a large en-suite bathroom and a second double bedroom with en-suite. A family bathroom has been recently upgraded to a high standard to include a corner jacuzzi bath, adding a modern finish to the home. The second floor has been fully floored and is currently arranged as an easily accessible studio space, offering flexibility to suit a home office, gym or creative studio.

The attached garage is heated and is ideal for storage and parking purposes. There is also the potential for redesigning this space, subject to the necessary permissions.

Externally, the property enjoys a beautifully landscaped rear garden featuring an elevated wooden decking area (6.3 m. x 3.5 m.) overlooking the garden, playground and Bantry town. The garden has a south-west facing aspect, ensuring excellent sun light throughout the day and into the evening. The outdoor space has been thoughtfully designed for ease of maintenance and enjoyment with ample storage available beneath the decking and a detached garden shed. To the front, a double driveway offers convenient off-street parking for two cars, completing this highly appealing family home.

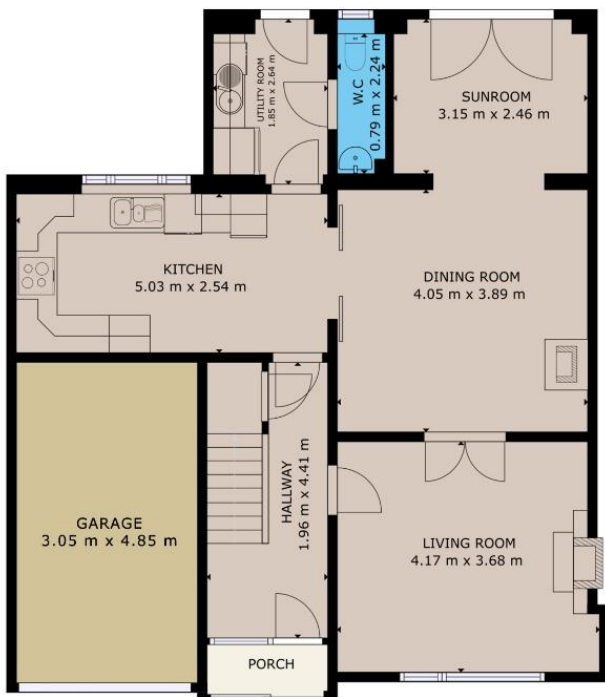
The house was completely renovated in 2008/2009 when new wiring, new plumbing and a new heating system was installed. The home also benefits from solar panels enhancing overall energy efficiency and reducing running costs. A new thermodynamic hot water solar system gives hot water in all weather conditions 12 months of the year.

The property is an excellent opportunity to acquire a superb family home within walking distance of the thriving market town of Bantry.

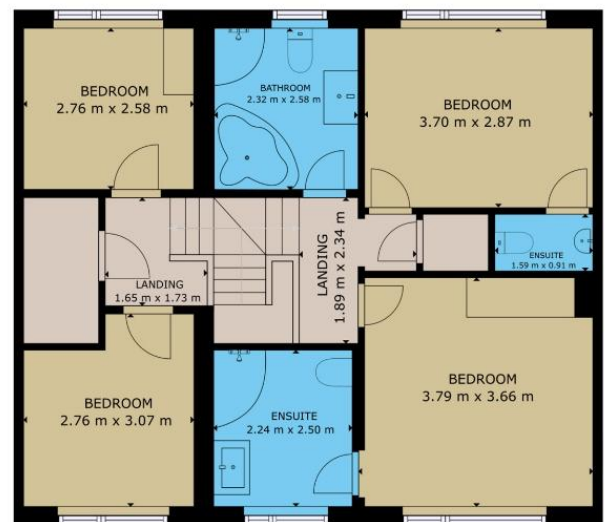




Services: Mains water mains drainage, new A-rated oil boiler with zoned heating and pressurised water, solar panels with thermodynamic hot water solar system, fibre broadband.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 142.11 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: C1
Cert No.: 112743521
EPI: 163.15 kWh/m²/yr

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