

For Sale

Asking Price: €345,000

Sherry
FitzGerald
O'Neill



Rossmore Cottage, Rossmore, Kilbarry,
Macroon, Co Cork. P12 W523

BER D2

sherryfitz.ie



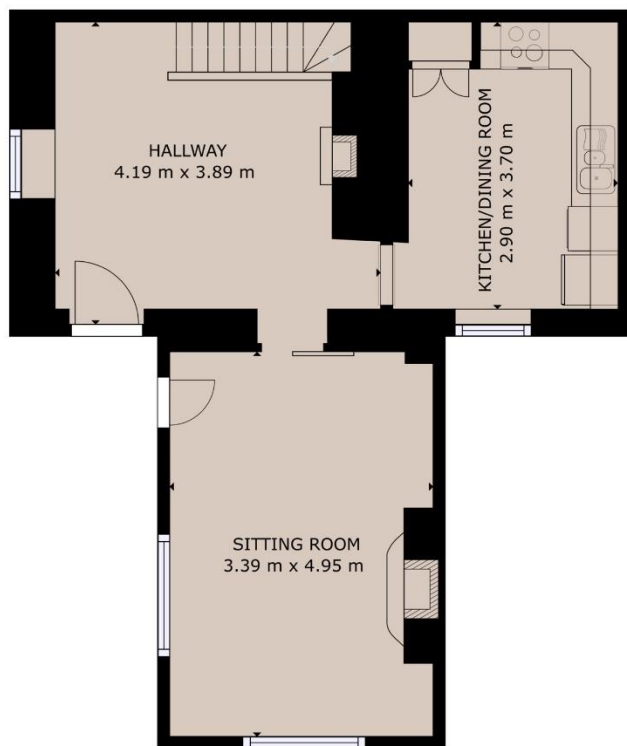
Rossmore Cottage is a beautifully renovated and extended traditional cottage set on approximately one acre of mature, south-facing gardens. Retaining its traditional charm while benefitting from modern upgrades, this character-filled residence is located just 4km east of Inchigeela village and within forty-five minutes of both Cork City and Cork Airport. West Cork coastal destinations are equally accessible.

The accommodation is well proportioned and includes a spacious entrance hallway, a bright kitchen and dining area, and a comfortable sitting room at ground floor level. The first floor comprises three double bedrooms together with a modern family bathroom. The house enjoys many features designed to enhance comfort and efficiency, including a smart oil-fired central heating system, Egyptian Sandstone fireplace surround, a multi-fuel stove with back boiler, an additional open fireplace, uPVC double glazed windows, broadband connection, a private water supply and a septic tank.

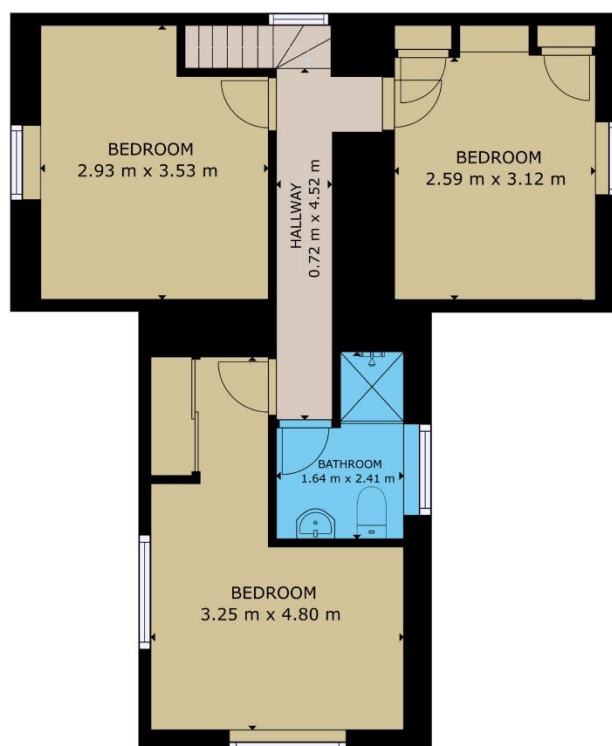
The grounds, extending to approximately one acre, are laid out in mature trees, hedging and flower beds, creating a private and peaceful setting. Various outbuildings within the grounds provide a utility room, workshop, wood store and additional storage. A secondary access point at the western end of the property offers potential for a separate entrance and possible future development to the rear, subject to the necessary planning permission.

Rossmore Cottage is situated on a quiet rural road, affording excellent walking opportunities directly from the property. Inchigeela village lies only a short drive away, while the larger town of Macroom can be reached in under fifteen minutes and Killarney within 45 minutes.





FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA

TOTAL : 85.04 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.



Outline for illustration only,
Not to be relied upon.



NEGOTIATOR

Olivia Hanafin
Sherry FitzGerald O'Neill
Wolfe Tone Square, Bantry
Co Cork
T: 027 31030
E: info@sfoneill.ie

VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: D2
Cert No.: 111059879
EPI: 296.62 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158