

For Sale

Asking Price: €455,000

**Sherry
FitzGerald**
O'Neill



8 Sea View Cottage, Ballinglanna,
Clonakilty, Co Cork, P85 A248

BER C2

sherryfitz.ie



Detached, 4-bedroom bungalow, with uninterrupted sea views, located within a short stroll of Ballinglanna Beach and Slipway, 7.5km south of Clonakilty town.

With spacious accommodation of 116 sq.m. / 1,249 sq.ft. approximately, this home offers an ideal coastal retreat. The well maintained property includes oil fired central heating and double glazed windows with living rooms and master bedroom orientated to the sea views.

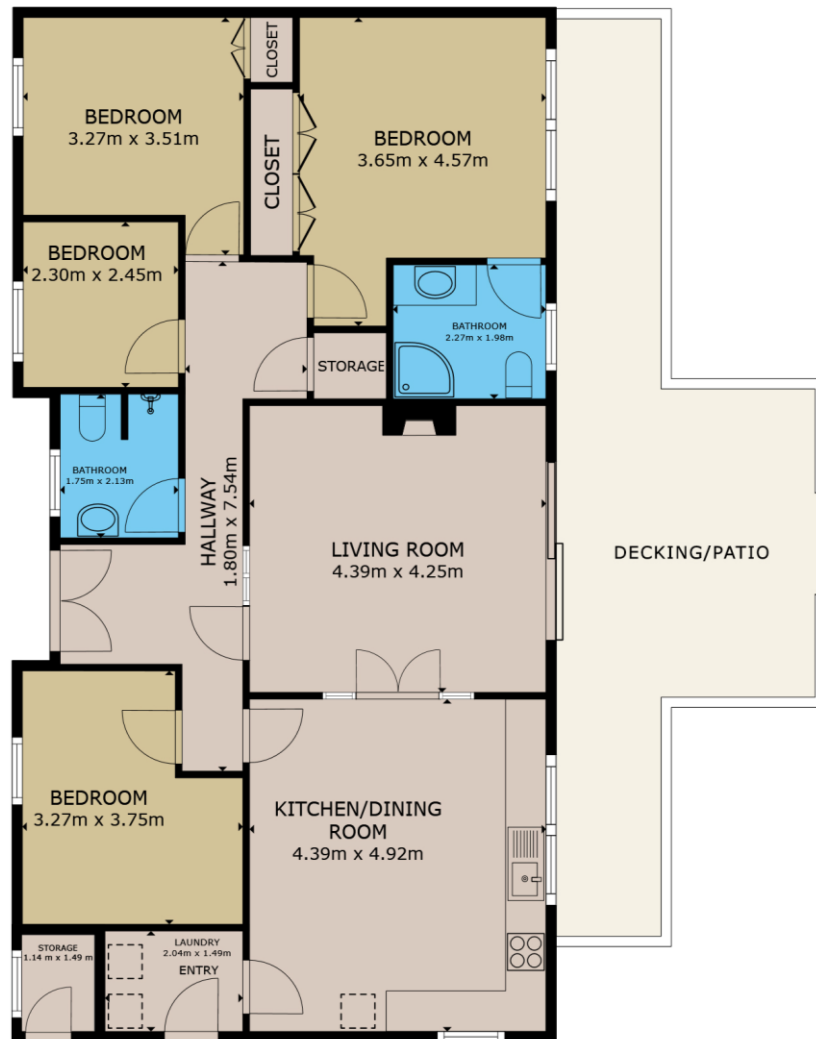
The accommodation comprises entrance hall, living room, kitchen-dining room, utility room, 4 bedrooms, including 1 ensuite, and family bathroom. The living room has large sliding doors that open onto a timber deck, to enjoy the spectacular coastal views. The adjoining kitchen/dining room also benefits from panoramic sea views.

Outside, the expansive timber deck is ideal for outside dining and entertaining overlooking the ocean.

Ballinglanna is a coastal fishing village with an attractive harbour and vibrant community, located in an area that combines the sea with rich farmland. Clonakilty town is 7.5km distant. The local villages of Timoleague, Courtmacsherry, Butlerstown and Lislevane are all within a 15 minute drive.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.





GROSS INTERNAL AREA

TOTAL : 115.17m²

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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VIEWING
 Strictly by appointment only.

BER
 Rating: C2
 BER No.: 103336632
 EPI: 198.56 kWh/m²/yr

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