

# For Sale

Asking Price: €235,000

**Sherry  
FitzGerald**  
O'Neill



Main Street, Glengarriff, Co Cork,  
P75 EP89

**BER** E2

[sherryfitz.ie](http://sherryfitz.ie)





Located in the heart of Glengarriff, set back off the village's main thoroughfare, this street-front property presents a rare opportunity to create a unique space combining both commercial and residential potential. The property represents an ideal opportunity to create a property of character.

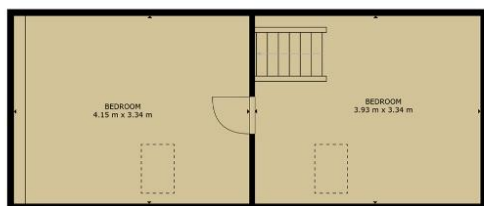
Extending to approx. 178 sq. m. / 1918 sq. ft., the property features a spacious front reception room, perfect for retail or living use along with a kitchen and two bathroom areas at the rear on the ground floor. The first floor comprises five bedrooms, living area, kitchenette and a family bathroom, while the attic level offers two additional rooms.



A notable feature is the generous front south facing footpath area, perfect for outdoor seating. Additional features include oil-fired central heating, mains water and drainage, and vacant possession.

This is an exceptional opportunity to establish a distinctive residence, business, or combination of both, right in the centre of one of West Cork's most popular villages.





SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 178.17m<sup>2</sup>

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.





#### NEGOTIATOR

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#### VIEWINGS

Strictly By Appointment Only

#### ENERGY RATING

BER: E2  
Cert No.: 118303320  
EPI: 340.44 kWh/m<sup>2</sup>/yr

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

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