

# For Sale

Asking Price: €950,000



Rosssdoon, Reenmeen East,  
Glengarriff, Co Cork, P75 FC61

BER D2

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**'ROSSDOON' SITS QUIETLY, FRONTING ONTO ONE OF THE MOST BEAUTIFUL SHORELINES IN IRELAND AND COMPRISES A RESIDENCE SET IN A WONDERFUL OASIS OF 2.2 ACRES OF MATURE LANDSCAPED AND NATURAL SCAPE GROUNDS. THIS RESIDENCE IS POSITIONED WITH BREATH-TAKING ELEVATED VIEWS OVER GLENGARRIFF HARBOUR. THE GROUNDS ENJOY EXTENSIVE SHORELINE WITH ACCESS POINTS AND EXCEPTIONAL PRIVACY.**

The residence is designed to take advantage of the unrivalled views of the picturesque harbour and its islands. The attractive gardens add to the ambience of this fine property that is located within the village scape.

The many features of this fine property include hardwood double glazed windows, oil fired central heating, feature stone facade, hardwood staircase and a patio garden just off the lounge area that takes full advantage of the stunning harbour views.

The accommodation is split level, and the ground floor includes an entrance porch, panelled tv room, kitchen, exceptionally spacious lounge area with double doors leading to patio, ensuite bedroom, utility and guest WC. The first floor comprises of 2 bedrooms and a family bathroom.





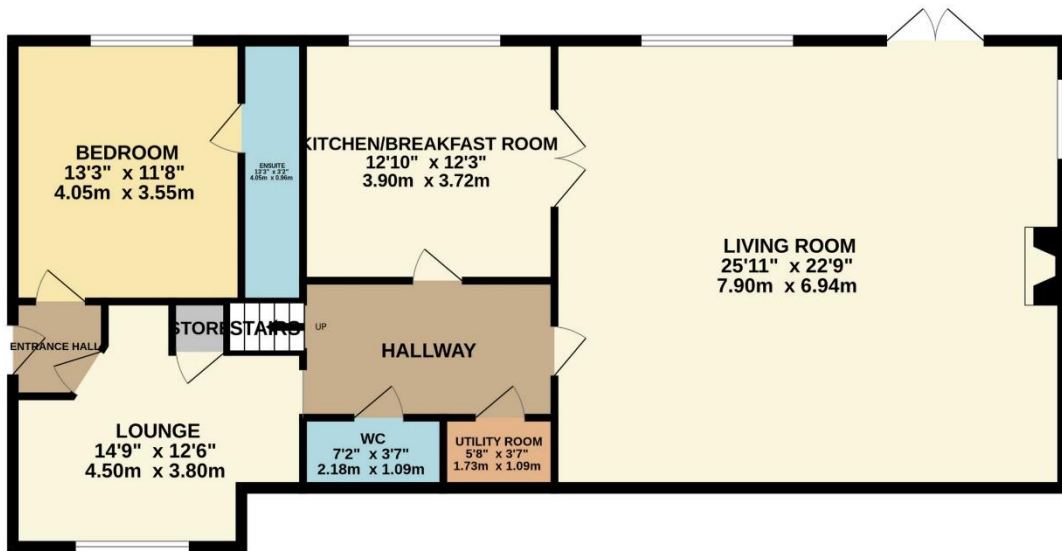
The property is located at the end of a roadway and the drive meanders through the splendidly designed gardens. The gardens feature stone paved walkways throughout with some unique and mature trees and shrubs.

'Rosdoon' offers an opportunity to live in a uniquely private waterfront setting, close to the village of Glengarriff. The property is a short drive or walk to Glengarriff, 15 minutes to Bantry and just over a one hour commute to Cork City and Airport.

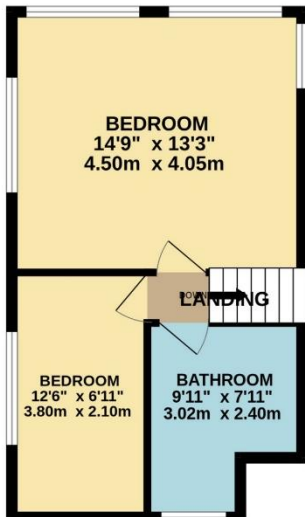




GROUND FLOOR  
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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### VIEWING

Strictly by prior Appointment

### ENERGY RATING

BER: D2  
Cert No.: 116277427  
EPI: 262.71 kWh/m<sup>2</sup>/yr

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