

# For Sale

Asking Price: €395,000

Sherry  
FitzGerald  
O'Neill



Trafrask East, Adrigole, Co. Cork.  
P75 EV81.

BER C1

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



Set on approximately 0.59 acres, amid beautifully landscaped gardens, this exceptional property offers a rare blend of style, comfort and tranquility. Impeccably presented both inside and out, the residence has been thoughtfully designed to create a warm and inviting home with a strong connection to its stunning natural surroundings. The property is located within the Adrigole village area between Glengarriff and Castletownbere on the scenic Wild Atlantic Way.

For sea swimming enthusiasts and nature lovers alike, the property enjoys the added benefit of being within walking distance of Trafrask Bay Beach, a beautiful and sheltered coastal setting renowned for its crystal-clear waters and stunning scenery.

The accommodation is both bright and versatile, comprising a charming conservatory, a spacious open-plan living, dining and kitchen area, a modern shower room and a large utility space. Upstairs, there are two generous double bedrooms along with a well-appointed family bathroom, providing comfortable and private living quarters.

Externally, the property truly excels, offering a variety of carefully curated outdoor living spaces ideal for relaxation and entertaining. Upon entering the grounds, you are greeted by a substantial garage with double doors. Adjacent to this is a fully covered outdoor seating area complete with a stove, perfect for year-round enjoyment alongside a dedicated barbecue area. A delightful glasshouse is also positioned in this section of the garden.

On the opposite side of the property, a large decking area features an impressive hot tub, creating a luxurious retreat. Nearby, an additional seating space known as "the Italian area" provides further charm and character. Beyond this lies a separate outbuilding divided into a workshop and a studio, offering excellent flexibility for creative or practical use. A large shed/workshop completes the array of outdoor structures.

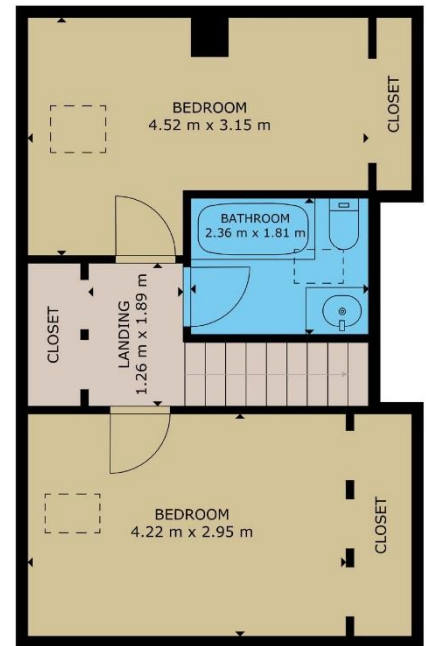
The home benefits from numerous bespoke features throughout and is further enhanced by modern, energy-efficient upgrades including solar panels, a new treatment unit and a private well water supply.

Presented in pristine condition, this unique property is surrounded by magnificent gardens that offer peace, privacy and breathtaking mountain views.





GROUND FLOOR



FIRST FLOOR

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**  
Niamh Moloney  
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: C1  
Cert No.: 116912411  
EPI: 162.02 (kWh/m2/yr)

[sherryfitz.ie](http://sherryfitz.ie)  
[sfoneill.ie](http://sfoneill.ie)  
[myhome.ie](http://myhome.ie)  
[daft.ie](http://daft.ie)  
[rightmove.co.uk](http://rightmove.co.uk)

**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