

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Coolcraheen, Rosscarbery, Co. Cork P85 FA30

Main Points:

- Wonderful lush and leafy setting on a quiet road next to Castleventry Church
- 1 mile to Michael Collins Birthplace, Four Alls Pub & Lisavaird Co-op with its shop, garden centre and DIY supplies
- Clonakilty is 5 miles, Rosscarbery 5.5 miles away

Offers over € 195,000

BER E2

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 68453



ipav
Institute of Professional
Auctioneers & Valuers

This sale will spark the interest of those who have the vision and energy to enhance this special property into an idyllic home in a peaceful and secluded setting. Consisting of a 2 bedroom residence c. 992 Sqft, this property is complimented by wonderful valley views. The property is between the beautiful town of Clonakilty (c 5miles) and all its amenities and stunning seaside town of Rosscarbery (c5.5 miles) and its idyllic location overlooking a sandy inlet along the beautiful Wild Atlantic Way. Within a few minutes' drive is Michael Collins Birthplace a Four Alls Pub & Lisavaid Co-op with its shop, garden centre and DIY supplies. The historic Castle church is adjacent and it is an ideal place for walkers due to the very quiet road.



Accommodation c. 92 m²/ 992 ft²

Entrance Porch to Hallway

Bright and light filled porch with windows on 3 sides.

Sitting Room 3.7 m x 2.9 m

Sitting room with south east facing aspect and timber flooring.

Living Room 4.6 m x 3.6 m

Carpeted living room with north west facing aspect and open fireplace.

Bedroom One 3.7 m x 3.5 m

Bedroom with south east facing aspect and timber flooring.

Bedroom Two 3.6 m x 3.6 m

Bedroom with south west facing aspect and painted timber flooring.

Bathroom 3.6 m x 2.1 m

Bathroom with Bath, WC, wash hand basin.

Back Hall 1.5 m x 2 m**Kitchen 5.2 m x 2.9 m**

Light & airy dual aspect kitchen with window to the south west & north east.

Services

Mains water, electricity and telephone connected. Heating via oil fired central heating and there is an open fire in the living room. Private septic tank.

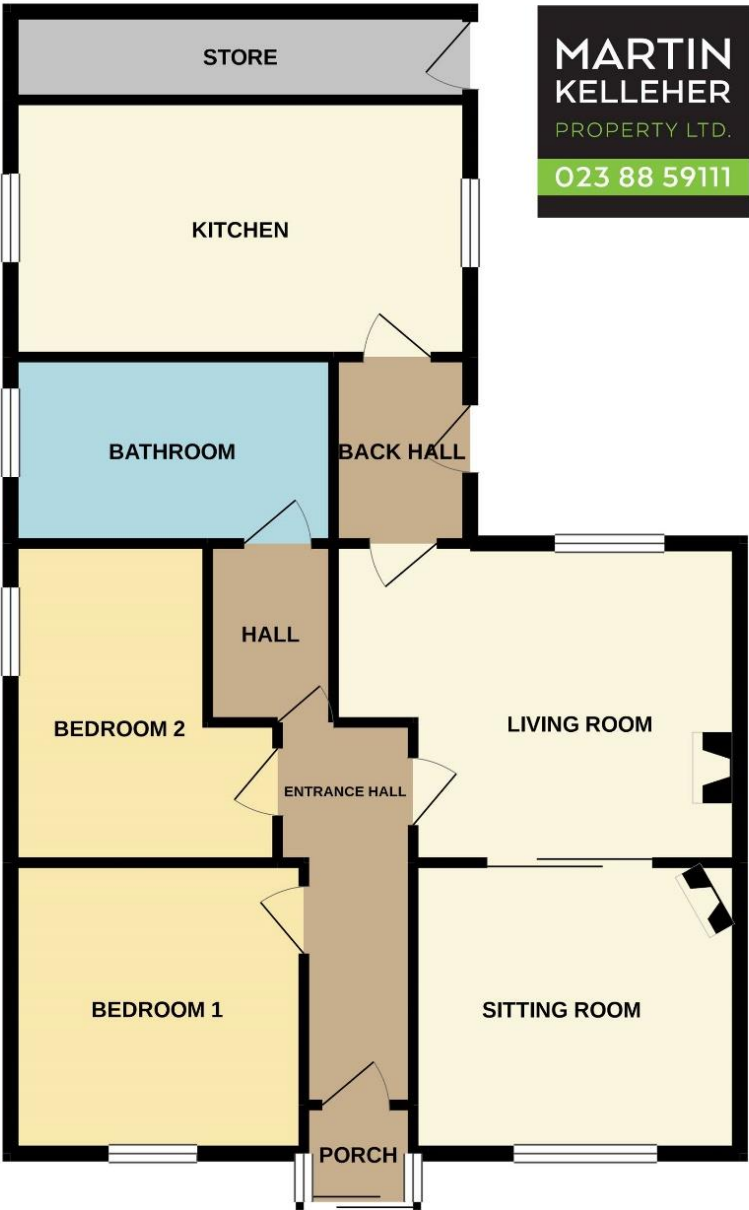
Garden

Beautiful enclosed garden overlooking the valley with mature hedging and shrubs with a separate vegable patch. This garden offers the green fingered enthusiast the opportunity to create their own piece of heaven.

**Directions**

Type Eircode P85 FA30 into smart phone for exact driving directions.

GROUND FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.
023 88 59111



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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Location Map



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