

# Pauline Sugrue

## Estate Agent/Auctioneer I.P.A.V. Bonded Member

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### HOUSE FOR SALE. At Reencaragh Portmagee.



A Single storey 3 bedroomed house outside Portmagee village about 1.5km and 0.9km to Reencaragh strand. The house was built in 1990s with under floor heating which is heated by the oil heating, double glazed windows, cathedral style ceiling with wooden beams in the good sized open plan sitting room, dining room and kitchen area. Open fire place with back boiler. There is a large window in the dining room which has lovely views of Reencaragh and the sea. Reencaragh is a small area just off the Skelligs Ring and on the coast and the property is on a quite road leading down to the strand and slipway the strand is tucked away in its own enclave and is private great for swimming or taking a small boat out to sea for fishing or a boat trip. The property is kept in good condition and has lots of space around it with 3 storage sheds and a boiler house and a good sized field to the side of the house and up the embankment at the back. One of the bedrooms is ensuite with fitted wardrobes and a separate main bathroom. The attic has been converted to a good sized bedroom or could be used as an office.

Accommodation: Entrance hall, Guest Toilet, Open plan sitting room/dining room, kitchen, Bed 1, Bed 2, Bed 3 with Ensuite and Main Bathroom. 3 Storage sheds and boiler room.



Ber Number: 110274008. Energy Performance rating: 260.66 kWh/m2/yr.

O.I.R. €175,000 With Contents Ref No: 432

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## Reencaragh Portmagee ~Resume.

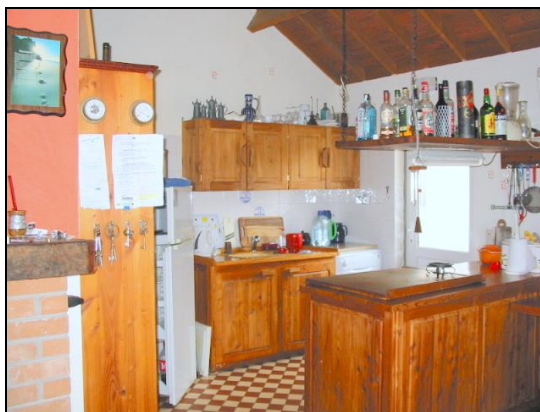
**Entrance Hall:** 2.10m x 2.10m.  
Under floor heating Tilled floor.

**Toilet:** 2.01m x 0.83m  
Tiled floor.

**Open plan Dining room and Sitting Room:** 8.04m x 3.84m  
Wood Flooring, High Cathedral Ceiling with wood beams, Sea Views.  
Open fireplace with back boiler. TV point.



**Kitchen:** 4.02m x 2.55m  
Fitted Units with work top. Free standing dishwasher and cooker.  
Stanley range. Tiled floor. Back door.



**Hallway:** 4.57m x 0.93m  
Tiled floor.

**Bedroom 1:** 3.39m x 3.34m  
Wood Flooring. Fitted Wardrobes.



**Bedroom 2 :** 2.90m x 2.83m  
Wood flooring. Fitted sink. Fitted wardrobe. Sea Views.





**Bedroom 3: 2.97m x 2.47m**

Wood flooring. Fitted Wardrobes. TV Point.



**Ensuite: 3.04m x 1.74m**

Tiled floor. Bath, Shower over bath plus mixer shower also.

Sink, Toilet.

Fully tiled walls.

**Main Bathroom: 2.84m x 2.50m**

Bath with shower mixer taps, Bide, Large Sink, WC. Plumbed for washing machine.

**Stairs to attic conversion: 6.31m x 3.25m**



**Other Details:-**



**3 Attached outside storage sheds  
Sea and Mountain views  
Short walk from Reencaragh beach.**



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