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FOR SALE ~ Twin Rock. With Sea Views and walking distance to Hogs Head Golf Course Waterville



A unique opportunity to purchase Twin Rock on the Baslican road with views over the new Hogs Head exclusive golf course and amazing sea views over the Atlantic Ocean. Twin Rock is a single storey house and has four bedrooms with one ensuite. Kitchen and dining area are all in one, kitchen has a fitted kitchen with worktop, fitted electric oven and hob. Off the kitchen is the lounge with French doors leads to back garden. The bedrooms are newly decorated and new carpets put down. The main bathroom has a large shower with jets as some rooms in the house were modernized over the years. There is a sitting room and conservatory to the front of the house with fantastic sea views and views of golf course. Tarmacadam drive way and around the house with garden to front and rear, garage which can keep a car, it has double doors and a separate door. Short drive or walk to Waterville village. The public pier is also a short drive away for sea fishing and the now new exclusive Hogs Head golf course and club house are all close by. The house is situated on the Wild Atlantic Way, in an area of outstanding beauty with excellent sporting amenities. The new Hog Head Golf Club is within walking distance of the house as are a number of popular surfing spots. The whole area is renowned for its sea fishing while Lough Currane, famous for its salmon and sea trout fishing is only about a mile from the house. The beach and the Waterville Golf links course is also a short distance away.

Accommodation: Sitting room, Conservatory, Kitchen dining room, Lounge, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 with Ensuite. Outside Garage, boiler house.

Ref No 1090 €290,000

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Twin Rock ~ Resume

Entrance Hall: 3.95m x 1.62m x 6.09m x 0.86m

Tiled at front entrance and rest of hallway is laminated flooring. Fitted coat closet, Separate hot press.



Sitting Room: 4.56m x 3.45m

Open fireplace with wooden surround, Laminated flooring. Off the sitting room is the

Conservatory: 4.03m x 2.27m

All Glass conservatory, tiled floor, beautiful sea views of Ballinskelligs Bay and of the new Hogs Head golf course.



Kitchen/dining room: 6.22m x 2.87m

Small hallway at rear to back door: 1.65m x 1.09m

Fitted wooden kitchen with worktop, plumbed for washing machine and dish washer.

Fitted electric oven and hob space for fridge/freezer.

Vinyl flooring. View of back garden.



Lounge: 5.72m x 4.05m

Lounge is at the back of the house with French doors to back garden.



Bedroom 1: 3m x 2.76m

Bedroom to front of house with sea views and views of golf course.

Carpet. Fitted closet.



Bedroom 2 with Ensuite: 4.28m x 2.52m

Carpet. Fitted closet. Sea views and views of Hogs Head golf course.

Ensuite: 2.78m x 0.90m

Mira Electric Shower. Parka flooring. Tiled walls.



Bedroom 3: 3.58m x 2.73m

Carpet. Fitted Closet.



Bedroom 4: 2.47m x 2.14m

Carpet. Fitted closet.



Bathroom: 2.44m x 1.52m

Tiled from floor to ceiling. Large shower with jets. Sink, Toilet.



Garage: 7.42m x 4.40m

Electricity connected. Double doors to front of garage for a car and a separate door along side.

Boiler house. There is a **glass house** in the rear garden, the garden has natural shrubs and to the front is the same with a selection of heathers. There is a stone wall boundary at the entrance with tarmacadam entrance and around the house.

Septic tank and public water supply.

