

Pauline Sugrue

Licence no 001195

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FOR SALE ~ Large Detached House



Ber Number 111162871 Energy Performance Rating 150.34 kWh/m2/yr



A beautiful detached 4 bedroomed house built in 2004 to a high quality finish. The property is set along the Wild Atlantic Way with beautiful sea views over Ballinskelligs bay and onto Waterville and the Hogs Head Peninsula.

A short drive to the blue flag beach in Ballinskelligs and Finians Bay. There is much to see and do in the surrounding areas, golf, fishing, water sports, cycling, walks and trails to name a few. There is also a local summer market near the beach with local produce and homemade baking at the Beach Café. Cill Rialig Art Centre and village are all close by. The property is in very good condition inside and outside and there is also garage to side of the house. At the back of the house it has all glass and french doors that lead to a beautiful garden at the rear with patio where you can sit out and admire the lovely views. There is also a fruit garden with gooseberries and blackberry bushes. Oil heating is form of heating with traditional wood burning stove in sitting room. Ideal property to start a business i.e. Bed and Breakfast.;

Accommodation: Entrance Hall, Large open plan sitting room and dining room, kitchen, Bedroom 1, Bedroom 2 french doors lead to outside, also Ensuite shower, Bedroom 3 with Ensuite Shower, Large bathroom with Jacuzzi bath. Understairs cupboard. First Floor: Bedroom 4 Ensuite Shower. Walk in Hotpress. Gallery Sitting Room with balcony.

O.I.R. €380,000

Ref No. 269

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Resume ~ Cloughananua Ballinskelligs

Entrance Hall: 5.77m x 5.08m x 1.89m

Good sized hallway fully tiled.



Large Sitting Room and Dining Room: 12.19m x 6.17m

Tiled floor and partly wood flooring. French doors to garden and patio.

Traditional wood burning stove. Inset ceiling lights.



Kitchen: 5m x 1.96m

Tiled floor. Galley style kitchen. Back door.



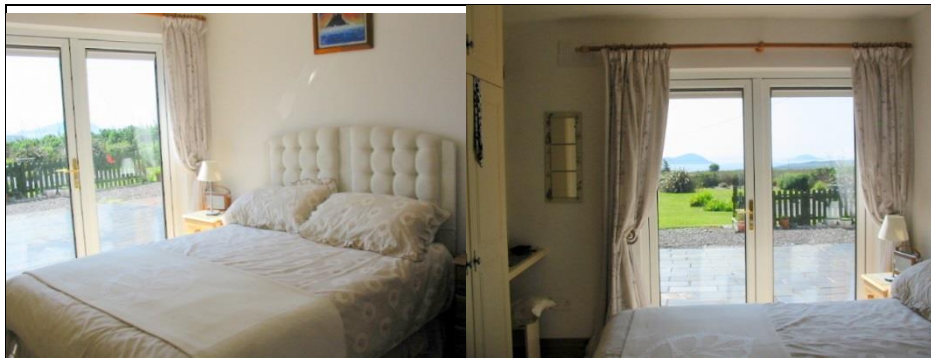
Bedroom 1: 3.50m x 2.89m

Wood flooring.



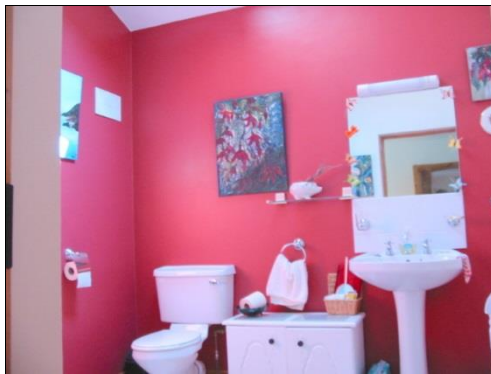
Bedroom 2: (Ensuite) 3.85m x 3.27m.

Wood flooring, French doors to garden and patio.



Ensuite: 2.35m x 2.19m

Power shower, toilet, sink, tiled floor.



Bedroom 3 (Ensuite)

Fitted wardrobe.

Ensuite: 2.35m x 2.19m

Power shower, toilet, sink. Tiled floor.

Bathroom: 3.22m x 3m

Jacuzzi bath with mixer taps.



First Floor:

Understairs Cupboard.

Spacious open landing with fitted cupboard for storage. 4.29m x 3.65m



Bedroom 4 (Ensuite) 5.43m x 4.18m

Fitted wardrobes and fitted lockers built in around the double bed.

Sea views.



Ensuite: 2.52m x 2.52m

Mira Electric Shower, Toilet, sink. Fully tiled floor to ceiling.



Walk in hotpress with shelves and hot tank.

Gallery Sitting Room: 9.50m x 4.77m

Wood flooring. Inset ceiling lights. Traditional open fireplace.

Beautiful views over Ballinskelligs Bay, and onto Waterville and the Hogs Head Peninsula and the islands. Lots of natural light from the large glass windows overlooking back garden.



Garage: 4.90m x 3.26m

Block construction garage with electricity, plumbed for washing machine and lots of plugs for dryer and freezer. Worktop and shelves for storage.

Other details:

- ❖ Outside taps.
- ❖ Public Water supply.
- ❖ Septic tank.
- ❖ Oil heating.
- ❖ Free to Air TV.
- ❖ Vegetable and fruit tree garden to side of house.
- ❖ Patio area. Spacious garden to back.

