



**Martin Kelleher**  
PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**



## **For Sale – Derrymeeleen, Ballineen, Co. Cork P47 HH24**

- Main Points:** Modern property on generous grounds of c. 3.6 acres -  
Constructed in 2001 - 4/5 bedroom property extending to c. 2300 ft<sup>2</sup>  
- Only 1.7 miles from Ballineen and Enniskeane - 40 minutes' drive to Cork  
- 10 minutes' drive to West Cork Technology Park  
- Also would suit horse owners or hobby farmers  
- Comfortable C1 BER rating

PSR No. 001102

**Offers over € 300,000**

**BER C1**

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This is a rare opportunity to acquire a modern property on generous grounds of c.3.6 acres. Constructed in 2001 this spacious 4/5 bedroom property extending to c. 2300 ft<sup>2</sup> is very well appointed and offers great flexibility of layout. Situated only 1.7 miles from the many services of the twin villages of Ballineen and Enniskeane this property is 40 minutes' drive to Cork and only 10 minutes' drive to West Cork Technology Park. Further potential is available at this property with a large roadside plot of 3.6 acres which offers great possibilities for horse owners or hobby farmers. This modern property has a comfortable C1 BER rating.



**Accommodation c. 213 m<sup>2</sup>/ 2301 ft<sup>2</sup>**

**Entrance Hall 3.8 m x 3.8 m**

Spacious entrance hall. Tiled floor. Light fixture and blinds.

**Sitting Room 4.15 m x 4.25 m**

With double doors into the dining room this spacious sitting room has a bay window to the front. Multi fuel stove fitted into the cast iron fireplace which has a timber surround. Carpet floor, light fixture curtains and blinds.

**Lounge 4.15 m x 4.25 m**

Spacious lounge with bay window to the front. Open fire, carpeted floor, and light fixture. Curtains and blinds.

**Kitchen 4.3 m x 4.2 m**

Large kitchen with plenty of storage units. Integrated Open gas hob and extractor fan. Roman blinds on the large west facing window. Double doors open into dining area.

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**Dining Room 4.25 m x 4.2 m**

Double doors into the kitchen and sitting room. Sliding patio to the rear yard. Tiled floor and good views over the large plot.



**Utility Room 2.9 m x 4.2 m**

Spacious utility room with door to rear yard. Plenty of storage, plumbed for washing and drying machines.

**Guest Toilet**

Fully tiled guest toilet with WC and wash hand basin. Carpeted stairs to 1st floor landing which is also carpeted. Large year storage closet. Easy pull down stairs to 1st floor attic.

**Stairs to first floor landing**

**Bedroom One 4.2 m x 4.8 m (Master Bedroom Ensuite)**

Fabulous ensuite double bedroom suite. Carpeted floor, walkin wardrobe with ensuite shower room wash hand basin and WC.

**Bedroom Two 4.6 m x 3.66 m**

Spacious double bedroom with lovely views with over the paddock and carpeted floor.



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**Bedroom Three 2.7 m x 3 m**

Double bedroom with timber floor.

**Bedroom Four 2.95 m x 4.6 m**

Double bedroom with lovely views with and timber floor

**Bedroom Five / Study 4.15 m x 3.85 m**

Large single bedroom with timber floor.

**Boiler Room**

Storage available.

**Services**

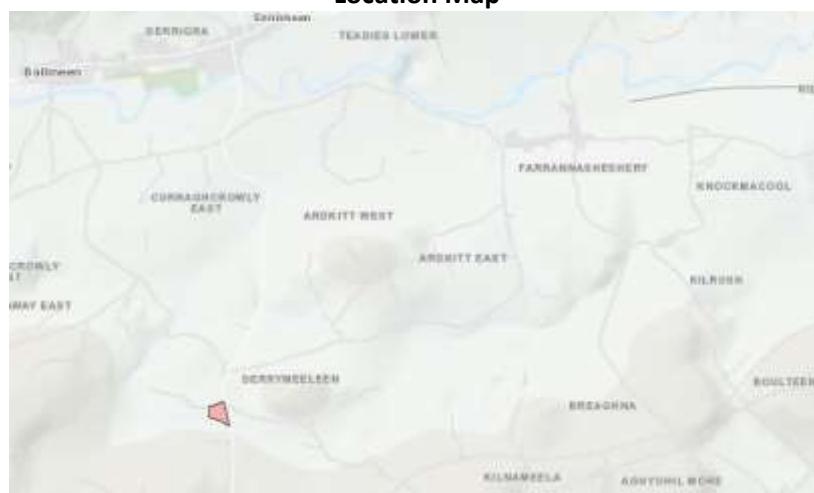
The property is connected to mains telephone and electricity services. Heating is by means of oil fired central heating and there are 2 open fires. Septic tank. Private well. Wired for alarm.



**Directions**

Type Eircode P85 HH24 into smart phone for exact driving directions.

**Location Map**



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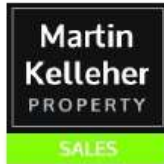
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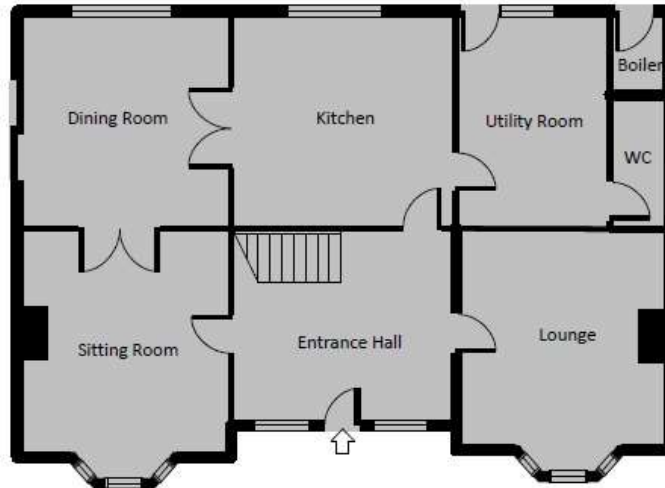
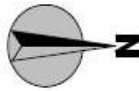
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### Ground Floor



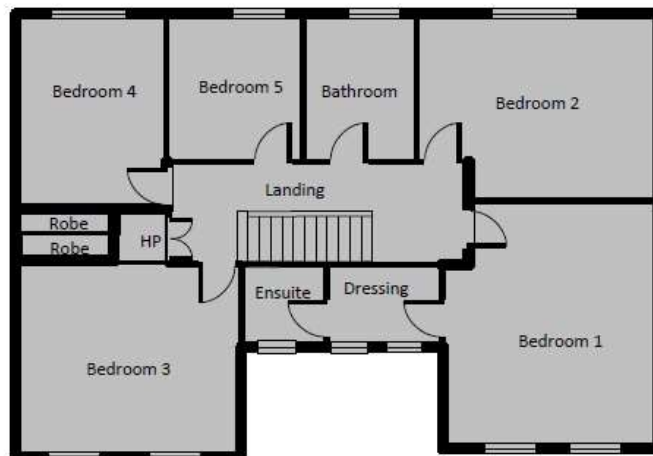
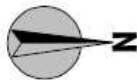
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For identification only - Not to scale



### First Floor



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#### Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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