



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 1 Breakwater Cottage, Crookhaven, Co. Cork
P81 VA09

Main Points - Within walking distance of Crookhaven village and a short drive of beautiful Barleycove beach – Bright semi-detached residence is one of only 5 houses in the Breakwater Cottage development built in 1999 - c.915 Sqft with 3 bedrooms - Enclosed patio to the rear – Allocated car parking.

PSR No. 001102

AMV € 245,000

BER Pending

A: Faxbridge Roundabout, Clonakilty, West Cork
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Excellent opportunity to acquire a property in one of West Cork's best holiday destinations within walking distance of Crookhaven village and a short drive of beautiful Barleycove beach. This bright and modern semi-detached residence is one of only 5 houses in the Breakwater Cottage development built in 1999. Extending to c.915 Sqft with 3 bedrooms this house is complimented by an enclosed patio to the rear with timber decking.

Easy to keep and in walk in condition this property should make for a popular holiday let or long term rental.



Accommodation c. 85 m² / 915 ft²

Entrance Hall 1.2m x 2.7m

Slate floor and open plan into living area.

Bedroom One 2.8m x 3.4m

With timber floor.

Bedroom Two 2.8m x 3.4m

With timber floor.

Bathroom 2.8m x 1.7m

Spacious bathroom. Tiled, WC, bath and wash hand basin.

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Living room 5.5m x 4.6m

Open plan living dining area with sliding patio doors onto the rear deck. Raised open fire place. Light fixtures. Slate floor.

Kitchen 2.9m x 2.6m

Compact kitchen with plenty of storage space. Plumbed for washing.

First floor Landing/lounge and airing closet.

Bedroom Three 4m x 3.5m

Double ensuite bedroom with large roof light and timber floor.

Ensuite

WC, wash hand basin and electric shower.

Outside

Courtyard setting with only 5 houses. Allocated car parking outside front. Patio area to rear with timber deck.



Services

All main services are connected. Heating by means of electric storage heating.

Directions

Type Eircode P81VA09 into smart phone for exact driving directions.

Coming into Crookhaven turn right just before the village square and then keep right at the next junction. Breakwater Cottages are about 250 meters from here.

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For identification only - Not to scale



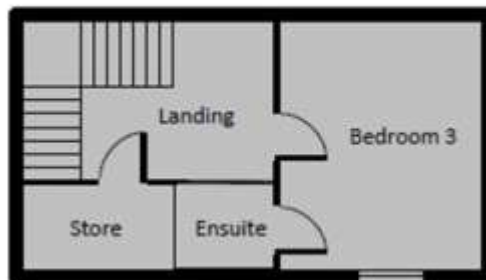
Ground Floor



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First Floor



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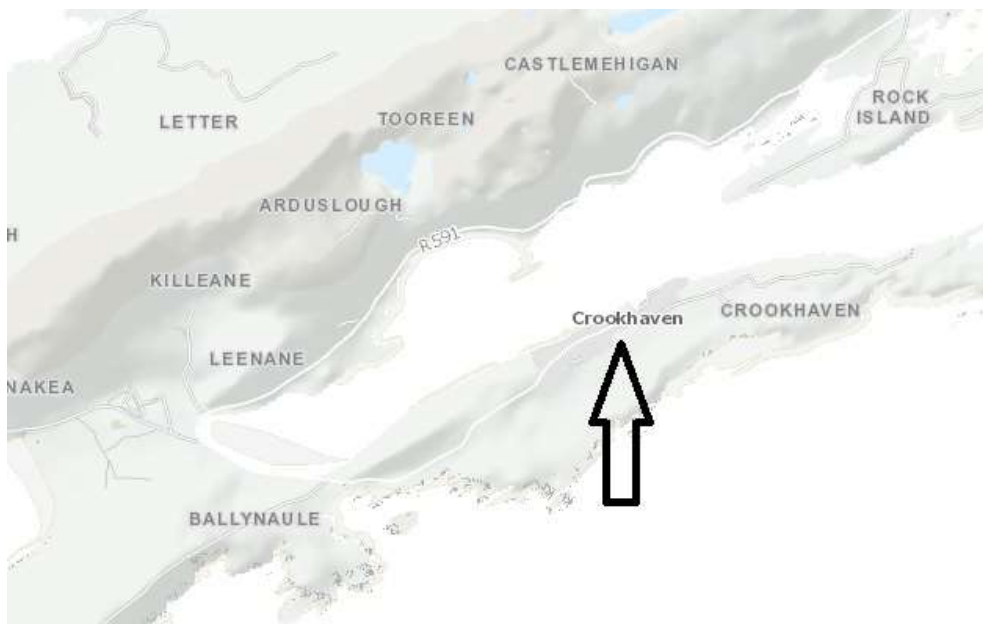
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