



Property Sales, Valuations,
Lettings & Property Management

PSR No. 001102



For Sale – 30 Clearwater, Courtmacsherry P72 VR74

Main Points: Coastal property within walking distance of Courtmacsherry village and two beautiful sandy beaches - Spacious with 5/6 bedrooms & extending to c. 2700 ft² - Quiet corner position within the estate facing directly onto the large green area - Water views of Courtmacsherry Bay are available from upstairs - 13 minutes walking distance to Courtmacsherry Hotel & the Sandy beaches of the village & Broad Strand - Large enclosed garden

AMV € 360,000

BER B3

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Located on the edge of one of Ireland's prettiest villages, this costal property is within walking distance of Courtmacsherry village and not one but two beautiful sandy beaches. This spacious 5/6 bedroom property extends to c. 2700 ft² which gives the purchaser great flexibility in how to use the house. The corner position of this property within the estate is excellent as it faces directly onto the green area, ideal for children. Water views of Courtmacsherry Bay are available upstairs and within 13 minutes walking distance are Courtmacsherry Hotel and the Sandy beaches of the village and Broad Strand. To the rear of the house is a large enclosed garden and patio area.

All village amenities are within a short walk including the amazing Woodpoint and the renowned Seven Heads walks. Located 1 hours' drive from Cork city and International airport Courtmacsherry is a wonderful and popular village to spend time.

Further area information

Located less than 1 hour's drive from Cork City & International airport is one of West Corks most picturesque villages. Well known as an international sea angling centre, the harbour boasts an ever increasing traffic of all type of boats from pleasure to yachts to fishing boats. Busy in summer yet quiet in winter & the offseason, the village of Courtmacsherry harbours a very distinct atmosphere which is welcoming to all. There are some fine amenity beaches within walking distance & further afield are the much renowned beaches of Dunworley, Broad Strand & Blind Strand. Local amenities include the now famous Seven Heads Walks, various wildlife activities in the estuary & beyond & shore fishing in a variety of areas. River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River. The village itself boasts tennis courts, horse riding stables, sailing & dinghy school including wind surfing & power boating. The parish of Barryroe hosts a variety of different activities & organisations which are very active throughout the year. The local primary schools are a short drive at Lislevane and Timoleague & there is a regular bus service to the secondary schools in either Clonakilty or Bandon. One of the best supermarkets in West Cork is located two miles away at Barryroe CoOp.

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Accommodation c. 251 m²/ 2700 ft²

Entrance Hall 5.8 m x 4.5 m

Super spacious hallway with polished porcelain floor tiles and recessed ceiling spotlights.

Sitting Room 6.3 m x 5.6 m

Fantastic sitting room with excellent light thanks to the large glazed areas south and east. French patio doors to the front. Timber floor and raised cassette style solid fuel stove.

Kitchen / Dining Room 7 m x 4.5 m

Amazing space which inter communicates with the sunroom and door to the utility. Fitted kitchen with large seven ring gas stove and double oven, extractor fan, dishwasher and fridge freezer. Polished porcelain floor tiles to the kitchen area and timber floor to the dining section.

Utility Room 2.9 m x 4.5 m

Large utility room with door to rear garden. Attractive port hole window and polished floor tiles.

Sunroom 3.4 m x 5.1 m

Gorgeous, bright, space with a triple aspect north, south and west. Double doors to rear garden.



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Study / Garage 2.7 m x 5.1 m

Flexible space which could be used as an office, garage or playroom. With double doors to the side and an attractive port hole window. Wooden floor.

Guest Toilet 2.7 m x 0.9 m

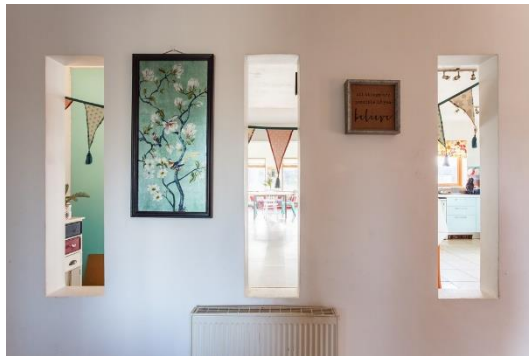
WC and wash hand basin.

Bedroom Six 4.1 m x 4.5 m

Double bedroom with sliding doors out to the side.

Open staircase to first floor landing.

Plenty of fitted storage available.



Bedroom One / Master 4.5 m x 4.6 m

Superb views out to the sea and the large green area. Large ensuite double bedroom facing east for the morning sun.

Ensuite 2.2 m x 1.1 m

WC, wash hand basin, ready for shower.

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Bedroom Two 4.5 m x 4.5 m

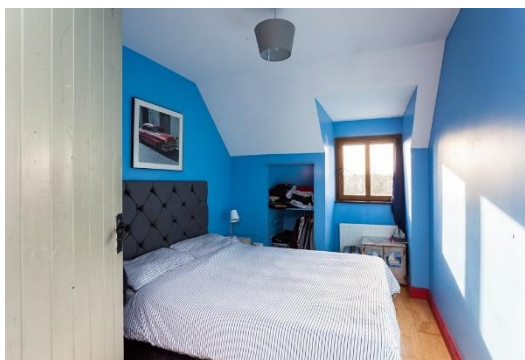
Ensuite double bedroom facing west with timber floor and fitted alcove space.

Ensuite

WC, wash hand basin and shower.

Bedroom Three 2.5 m x 3.1 m

Single bedroom facing west and with timber floor.



Bedroom Four 2.5 m x 3.1 m

Large single or small double bedroom facing west.

Bedroom Five 2.8 m x 4.5 m

Bright double bedroom with distant views of the sea.

Bathroom 2.2 m x 2.7 m

Fully tiled bath with jacuzzi tub. WC and wash hand basin.

Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil-fired central heating. All windows & doors are uPVC double glazed throughout.

Outside

The property has an off-street carparking area to the front and a large rear garden and patio area.



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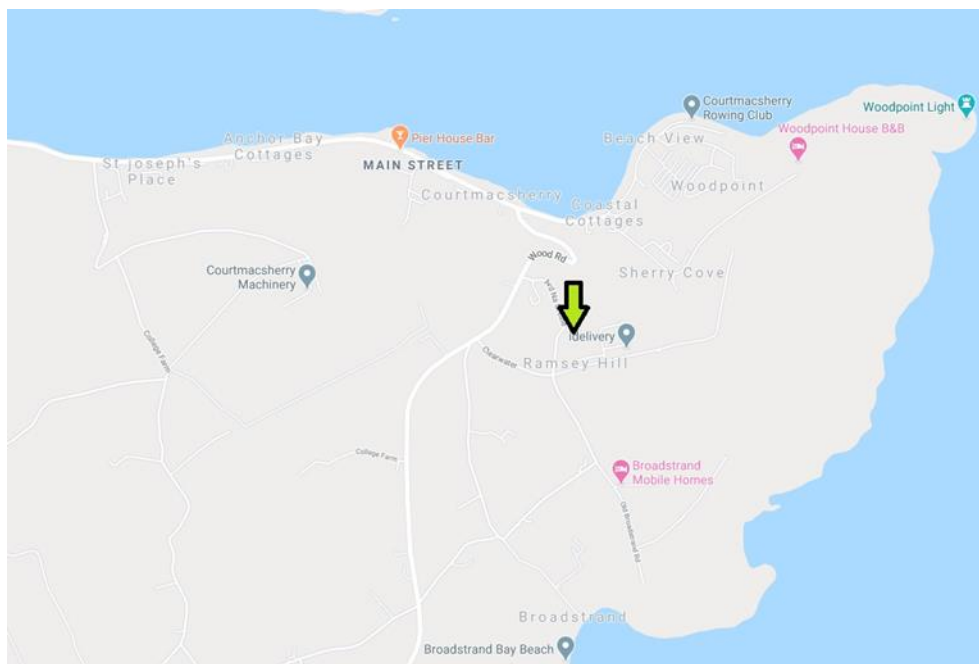
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Directions

Type Eircode P72 VR74 into smart phone for exact driving directions.

Location Map



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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