



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – Rineen, Dunmore, Clonakilty, Co. Cork

**Main Points: Elevated property with superb sea views –  
2.5 miles to Clonakilty - less than 1 mile to the award winning Dunmore  
House Hotel & Golf Club – Generous 0.9 acre plot giving great possibilities  
for gardening – 4 bedroom bungalow ext. to 125 m<sup>2</sup> / 1348 ft<sup>2</sup> with 9ft high  
ceilings – With great lifestyle qualities for any couple or growing family -**

PSR No. 001102

**Offers over € 300,000**



A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
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Situated in an area of outstanding natural beauty, on the Wild Atlantic Way, this elevated property has superb views of the sea and excellent light from its large windows. The location is so convenient yet, quiet and peaceful just 2.5 miles to Clonakilty and less than 1 mile to the award winning Dunmore House Hotel & Golf Club. The 4 star Inchydoney Lodge & Spa Hotel, with its No. 1 Irish rated blue flag beach, is a short distance across the water. Cork city & International airport are within 50 minutes commuting distance hence this property would suit those working in the city and who would like the great lifestyle qualities, coastal living provides. The property stands on a generous 0.9 acre plot with excellent drainage and sunlight giving great possibilities for gardening. With 9ft high ceilings throughout this former B&B, 4 bedroom property was a very well built house for its time but would now benefit from investment to bring it up to today's high standards. Just 100 metres away you can launch a small boat when the tide is in and get away from it all or there is a little used road adjacent to the property which is ideal for walks. There are several secluded beaches all within 10 minutes' drive. Clonakilty town is a multi-award winning cosmopolitan coastal town that boasts excellent schools, facilities and nightlife. It is a fantastic place to live, visit and do business in.



*Photo marked for identification purposes only.*

**Accommodation c. 125 m<sup>2</sup>/ 1348 ft<sup>2</sup>**

**Entrance Porch 1.5 m x 0.7 m**

With glazed sliding door & tiled floor. Glazed door into entrance hall.

**Entrance Hall**

Wide entrance hall with a high ceiling throughout.

**Sitting Room 3.62 m x 4 m**

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Bright sitting room with excellent light from double aspects East/South. Superb sea views on towards Inchydoney, open fire.

**Lounge/Dining Room 3.62 m x 3.45 m**

Excellent light with large south facing window. Carpeted floor & open fire with back boiler. Incorporating double hot press.

**Kitchen 4.32 m x 2.37 m**

Bright with two windows facing west overlooking the garden. Carpeted floor, plenty of fitted units incl. electric cooker & gas cooker, sink & presses.



**Back Hall 3.47 m x 1.8 m**

Carpeted floor, large double aspects facing North & West, with glazed door to the rear garden and car parking.

**Bedroom One 3.14 m x 3.94 m**

Single bedroom with carpeted floor. Superb view of the sea from the East facing window.

**Bedroom Two 3.62 m x 3.94 m**

Double bedroom with carpeted floor. Superb view of the sea from the East facing window.

**Bedroom Three 3.77 m x 3.94 m**

Double bedroom with carpeted floor & wash hand basin. Superb view of the sea from the East facing window.

**Bedroom Four 3.77 m x 4.56 m**

Carpeted, double bedroom incorporating ensuite with window facing West onto the garden.

**Bathroom 3 m x 2.37 m**

Carpeted floor, tiled walls with wash hand basin, bath, WC & integrated glazed storage area.

**Guest Toilet 0.83 m x 2.37 m**

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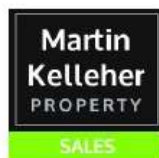


### Services

Mains water, telephone and electricity services. Drainage via septic tank.  
Heating by means of back boiler central heating from the open fire with radiators in the rooms.  
There are a mix of timber single glazed and uPVC double glazed windows throughout.  
There is fixed line broadband available.

### Directions

Type Eircode P85 EY10 into smart phone for exact driving directions.  
Leaving Clonakilty head south towards Ardfield/Dunmore. At the end of the causeway turn left at the crossroads signposted for Dunmore. From there the property is located 1 mile on the right.



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For identification only - Not to scale



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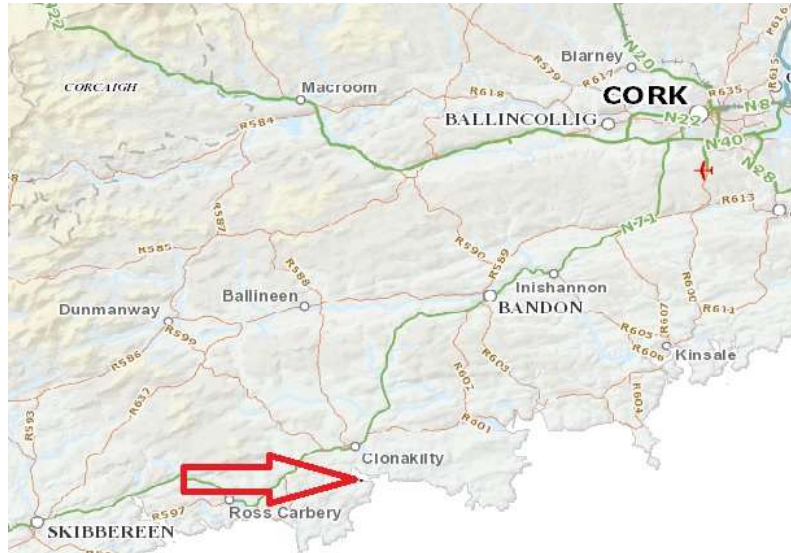
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**Location & Maps** – Clonakilty 2.5 miles, Dunmore Hotel & Golf Club 0.7 miles, Ardfield village 3 miles, Cork Airport 32 miles, Cork city 35 miles.



**Important Notice/Disclaimer**

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