

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



**For Sale – Lower House, Cloncorban, Rossmore, Clonakilty P85 ET89**

### Main Points:

- Elevated south facing 1780 Sqft detached 4-bedroom house with generous bright and spacious living space
- Private sheltered plot with stream alongside extends to c. 0.67 acre
  - Substantial open plan separate garage c 47.5 Sqm

**Offers over € 380,000**

**BER C1**

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CRO No. 68453



**ipav**  
Institute of Professional  
Auctioneers & Valuers

With a superb combination of private countryside living, amazing location and quality accommodation this is a dream family home. This spacious 4 bedroom house is in an elevated, south facing position surrounded by panoramic countryside views and has a fantastic split level/tiered garden.

The residence has been very well maintained and is a bright & airy space with excellent light infusing throughout the house from its large windows. The south facing plot extends to c. 0.67 acres and includes a large detached garage. Located in a quiet but not isolated rural setting this property is 1.8 miles from Rossmore with Knockskeagh National School nearby, c.6 miles from Clonakilty and c. 50 minutes' drive to Cork. This fully enclosed plot of land with pillared entrance extends to c. 0.67 acres and has the added feature of a lovely stream running along the eastern boundary. Viewing is highly recommended.



**Accommodation c. 165 m<sup>2</sup>/1779 ft<sup>2</sup> plus c. 47.5 m<sup>2</sup>/511 ft<sup>2</sup>**

**Entrance Hall 1.6 m x 4.1 m**

Spacious entrance hall with under stairs storage. Wood flooring.

**Sitting Room 3.9 m x 4.5 m**

Lovely bright sitting room with large south facing window. Wood flooring and an open fireplace.

**Family Room 4.65 m x 3 m**

Bright and spacious family room with dual aspect windows to the west and north. Beautiful wood flooring, tasteful floor to ceiling shelving and sliding doors to the back garden.



**Kitchen/ Dining room 3.3 m x 4.0 & 4.1 m x 3.1 m**

The kitchen is a gorgeous room with ample space and storage. Dual aspect windows to the east and north. Wood fitted kitchen, breakfast bar and tiled floor. Integrated range style cooker with gas hob, extract fan, dishwasher, fridge and freezer.

**Utility Room 1.6 m x 3 m**

Utility room with plenty of space and door to rear of property. Wood fitted units and tiled floor. Plumbed for washing machine.

**Downstairs guest WC**

Tiled floor, wash hand basin, WC and west facing window.

**Stairs to first floor landing**

Spacious carpeted stairs and landing.



**Bedroom One 3.8 m x 4.8 m**

Large south facing double bedroom ensuite. Large fitted wardrobes and timber floor.

**Ensuite 1.65 m x 1.9 m**

Spacious ensuite shower room with sky light. Wash hand basin and WC.

**Bedroom Two 4.8 m x 3.6 m**

Spacious south facing double bedroom with timber floor.

**Bedroom Three 3.8 m x 3.5 m**

Spacious double bedroom with timber floor and north facing window.

**Bedroom Four 3.8 m x 3.5 m**

Spacious double bedroom with timber floor and north facing window.

**Bathroom 2.1 m x 1.7 m**

Large bathroom with wash hand basin, WC and skylight.

**Services**

High speed broadband is available.

Main's telephone and electricity services. Private well and septic tank. Windows and doors are uPVC double glazed throughout. Heating is via oil fired central heating and open fire in the sitting room.

**Garage 8.25 m x 5.75 m**

Massive garage space with roller door to the front and pedestrian door to the side. Open plan internally with power and lighting.



**Outside**

The property is approached via a pillared entrance. Gravel drive winds its way down to and around the rear of the house. Surrounding is a large garden set out in lawns.

**Directions**

Type Eircode P85 ET89 into smart phone for exact driving directions.

# GROUND FLOOR



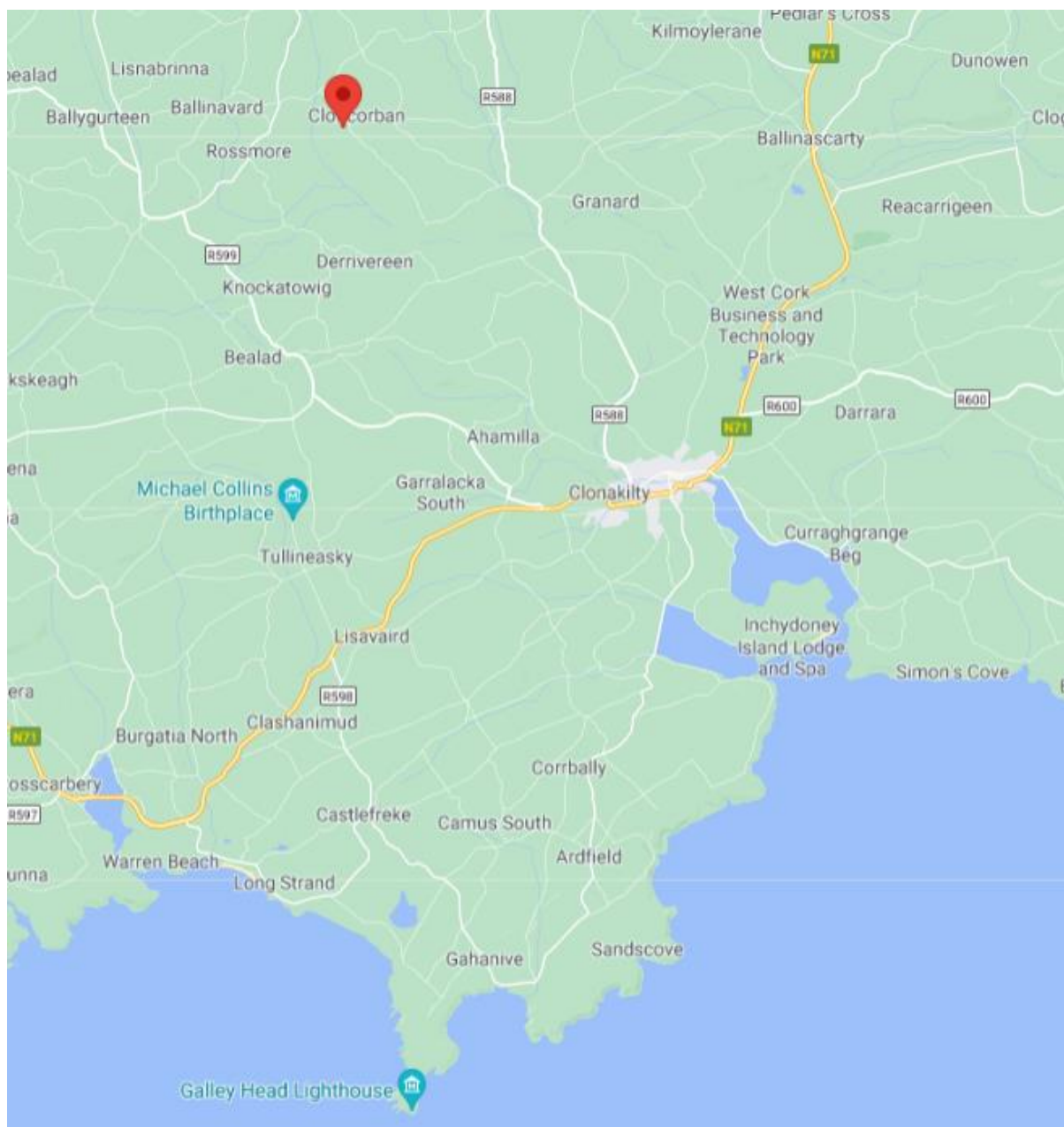
# 1ST FLOOR



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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## Location Map



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