

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 6 Crimson Mews, Rosscarbery, Co. Cork P85 XA97

Main Points:

- Idyllic coastal property centrally situated in the vibrant town of Rosscarbery
 - Fantastic water views of the lagoon
- Short walk of all amenities including restaurants, shops, pubs, Warren beach
 - C. 1000 ft² 4 bedroom end of terrace

Offers Over € 295,000



Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | info@martinkelleher.ie | martinkelleher.ie

CRO No. 68453



No. 6 Crimson Mews is nestled in the idyllic, vibrant and historical seaside town of Rosscarbery along the Wild Atlantic Way. With fantastic water views of the lagoon this property is within a short walk of all amenities including top class restaurants, shops, pubs, the superb blue flag Warren beach, the Lagoon adventure centre, Smugglers Cove adventure centre, golf driving range, the renowned 36 hole pitch & putt links and the Celtic Ross Hotel and Leisure Club.

This special property with its fantastic curb appeal is pristine and beautifully presented throughout. The property also boasts a charming, enclosed, paved patio/BBQ area for al fresco dining. The 4 bedroom property c. 1000 Sqft is finished to a very high standard and will certainly attract the attention of the most discerning purchasers.

The world renowned Glandore village is 12 minutes drive away, cosmopolitan Clonakilty is 15 minutes drive and Cork city and airport a 1 hours drive.



Accommodation c. 1000 ft²

Sitting Room 5.9 m x 3.8 m

The entrance leads to a beautifully decorated sitting room with solid wood floors. There is a large solid fuel stove in the room. The two large windows face onto the stunning Rosscarbery Lagoon.



Kitchen / Dining Room 3.2 m x 5.4 m

Light floods through two west facing windows and a skylight to this bright, spacious and very attractive kitchen/dining room. This upgraded kitchen includes an integrated oven, hob, extractor fan, microwave, fridge/freezer and dishwasher. The kitchen leads to a lovely paved and enclosed patio area.



Guest Toilet 1.3 m X 1.8 m

Tiled throughout with WC and wash hand basin. There is also a storage unit with integrated washing and drying machines.

Bedroom Four 2.4 m x 2.5 m

Lovely west facing single bedroom with solid wood floor.



Carpeted Stairs to first floor landing

Bedroom One 3.7 m x 3.8 m

Large and bright double bedroom with wooden floors. Fabulous views from two windows to Rosscarbery Lagoon and beyond.

Bedroom Two 2.9 m x 3.8 m

Bright west facing double bedroom with wooden floors.

Bedroom Three 2.8 m x 2.6 m

Lovely west facing single bedroom with wooden floors.

Shower Room 1.9 m x 1.6 m

Bright and airy shower room with WC and wash hand basin, shower and wooden floors.

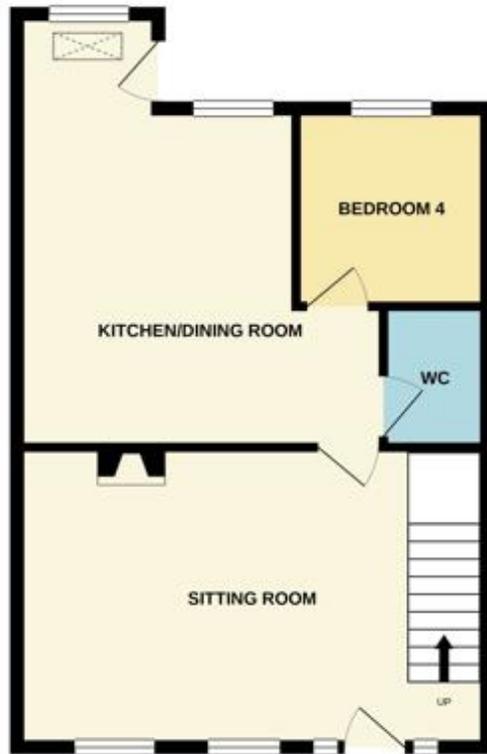
Services

Connected to main services including sewage, water, telephone, electricity and broadband services. Heating is via modern instant direct and Wi-Fi enabled electric radiators and there is a large multi fuel stove system in the sitting room. Windows are double glazed throughout.

Location & Directions

Type Eircode P85 XA97 into smart phone for exact driving directions.

GROUND FLOOR



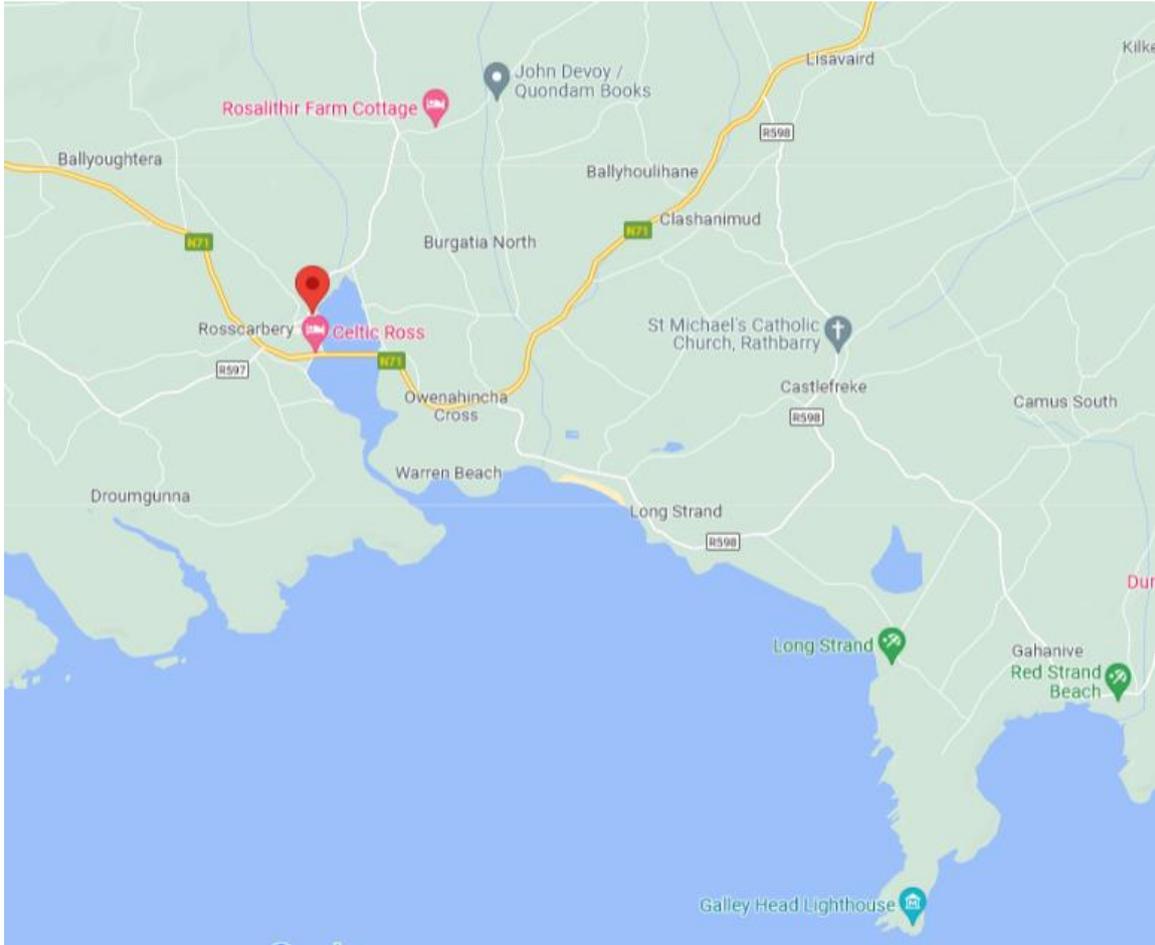
1ST FLOOR



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023 88 59111

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