

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 7 Clearwater, Courtmacsherry P72 XV57

Main Points:

- Immaculately maintained & beautifully presented coastal 4-bedroom detached house within walking distance of Courtmacsherry village, The Courtmacsherry Hotel, bars, restaurants and two gorgeous sandy beaches
- Water views from upstairs, rear enclosed garden with shed and off street parking to front
 - Cul de Sac in an established, family friendly & safe development
 - Recently decorated to a very high standard.

AMV € 390,000

BER C2

Faxbridge Roundabout, Clonakilty, West Cork

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

CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

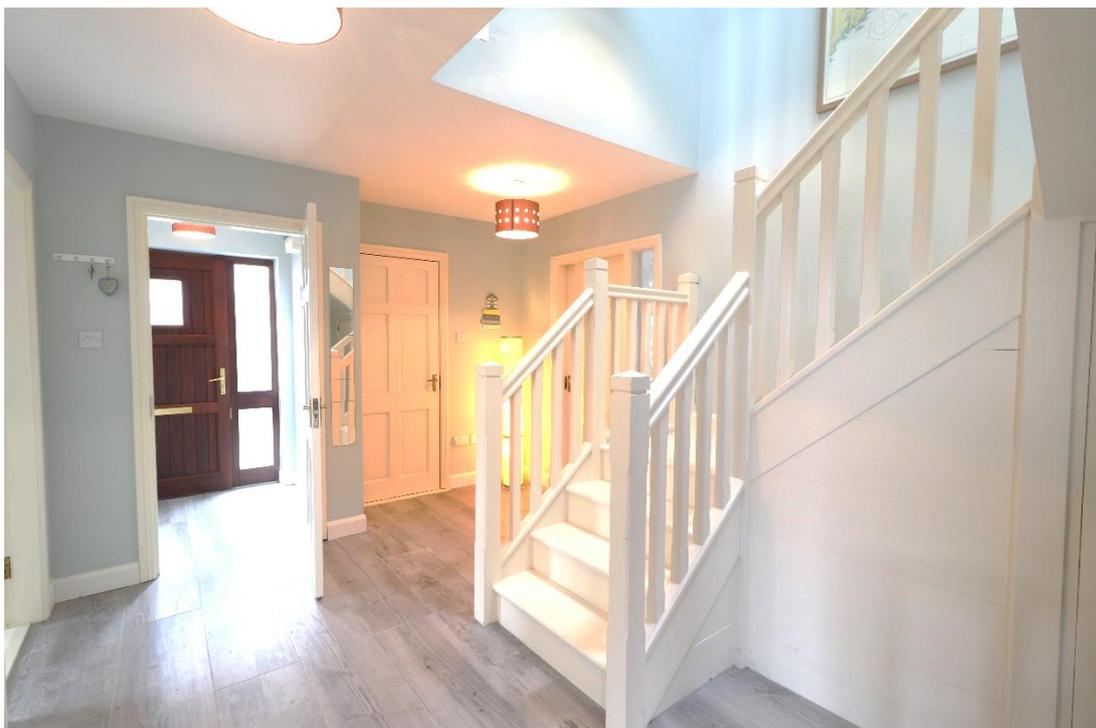
Located on the edge of one of Ireland's prettiest villages, this coastal property is within walking distance of Courtmacsherry village, the Courtmacsherry Hotel, Bars, Restaurants and not one but two beautiful sandy beaches. Immaculately maintained and pristinely presented throughout, this comfortable C2 energy rated property, offers the ideal family home. This spacious three/four bedroom property extends to c. 158 m² / 1700 ft² which gives the purchaser great flexibility in how to use the house. To the rear of the house is a large enclosed garden and patio area. Clearwater is an established, family friendly and safe development.

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.

Accommodation c. 158 m² / 1700 ft²



Porch 1.5 m x 1.5 m

Lovely with elegant grey wood effect floor tiles.

Entrance Hall 4.3 m x 3.4 m

Bright, spacious and welcoming hallway with elegant grey wood effect tiles and painted staircase. Beautifully appointed.

Guest Toilet 1 m x 1.7 m

Guest WC and wash hand basin.



Sitting Room 5.3 m x 4 m

Fantastic, beautifully presented sitting room with excellent light thanks to the large French patio doors and glazing facing south. Multifuel stove and timber floors.



Kitchen / Dining Room 3 m x 5.5 m

Stunning, bright space which inter communicates with the lounge and has a door to the utility room. Beautifully presented, newly installed fitted kitchen with double oven, extractor fan, dishwasher and fridge freezer. Gorgeous grey wood effect floor tiles throughout the kitchen/dining area.



Utility Room 1.5 m x 3.5 m

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

Lounge 3 m x 3.5 m

Beautifully decorated, gorgeous, bright space with lovely grey wood effect tiles. Large window facing onto the rear garden.



Office / Bedroom 2.6 m x 3.5 m

Gorgeous, superbly presented, flexible space which could be used as an office, bedroom or playroom facing onto the rear garden. Tiled floor.



Beautiful open staircase to first floor landing.

Very attractive, statement staircase. Beautifully painted with feature lighting. Plenty of fitted storage available.



Bedroom One / Master 4.2 m x 4 m

Beautifully appointed, spacious and bright south facing bedroom with lovely grey wood effect tiles.

Ensuite 1.8 m x 1.5 m

WC, wash hand basin and shower. Tiled throughout.



Bathroom 1.8 m x 2.1 m

Fully tiled bright bathroom with bath, WC and wash hand basin.

Bedroom Two 3.1 m x 4.2 m

Beautifully presented double bedroom facing west with gorgeous grey wood effect floor and lovely sea views.

Bedroom Three 3 m x 4 m

Fabulous double bedroom facing west and with gorgeous grey wood effect floor.

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. There is also a multi fuel stove in the sitting room. All windows & doors are uPVC double glazed throughout.

Outside

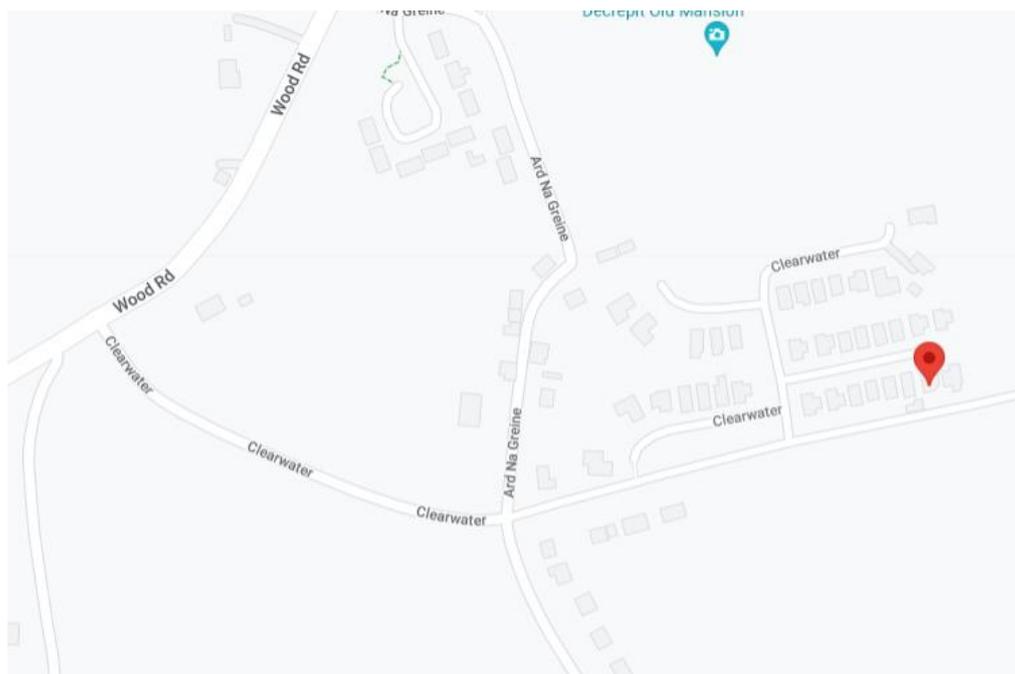
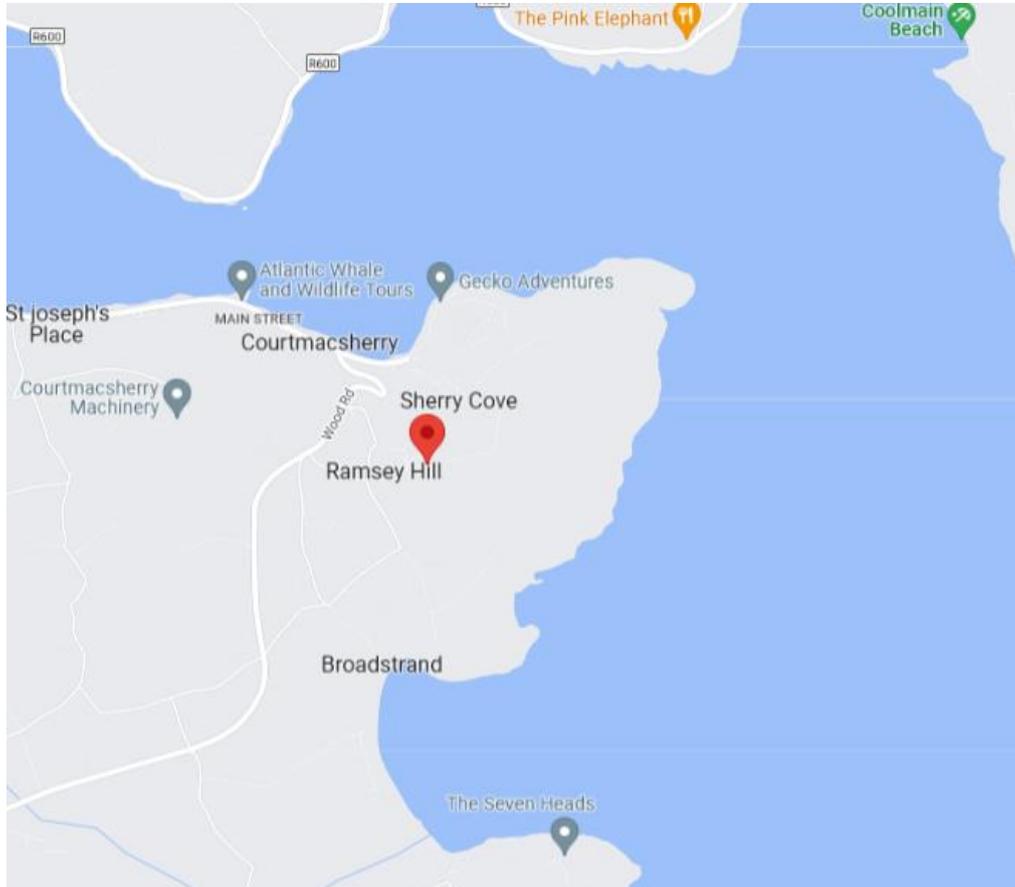
The property has an off-street carparking area, a large rear garden and patio area with shed.



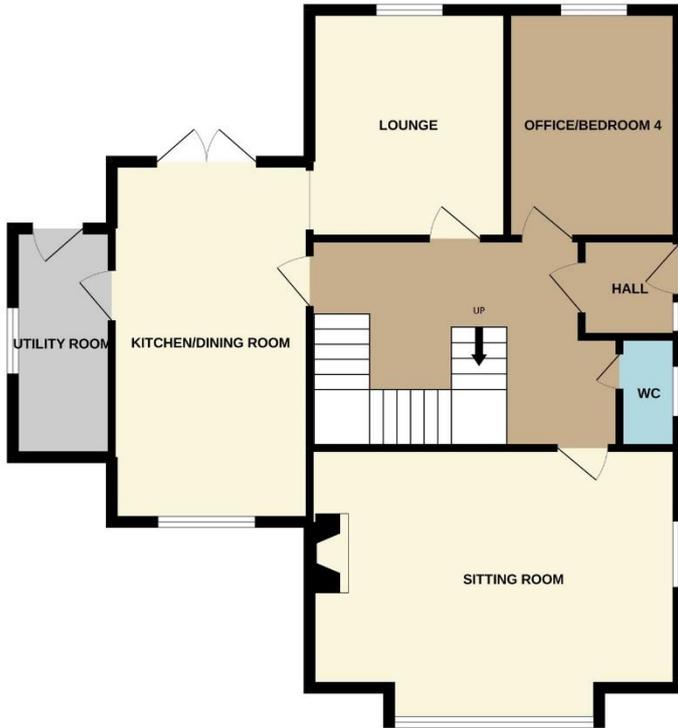
Directions

Type Eircode P72 XV57 into smart phone for exact driving directions.

Location Map



GROUND FLOOR



1ST FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.
023 88 59111

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.
Made with Metropix ©2022

Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.