

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



**For Sale – 8 Ceol Na Mara, Ownahincha, Rosscarbery, P85 W242**

- Bright and spacious coastal residence within walking distance of two blue flag beaches
  - 2 km from Rosscarbery and 10 min. drive from Clonakilty
  - off street car parking
- accommodation incl. 3 bedrooms, 2 with ensuites, 2 further bathrooms & spacious living areas.

**Guide Price € 295,000**



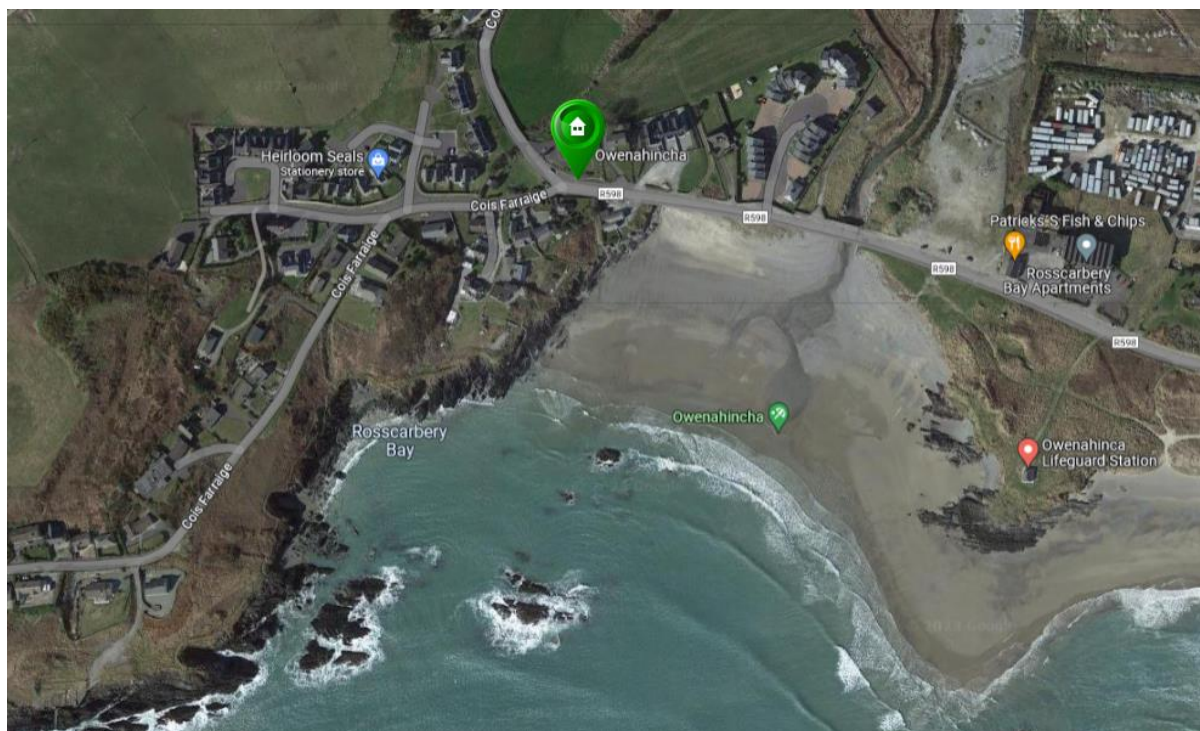
Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



Bright and spacious coastal residence located in an area of outstanding natural beauty on the Wild Atlantic Way within walking distance of two blue flag beaches. Ceol Na Mara is a safe, well established development centred around a common green area just 2 km from the historical town of Rosscarbery and 10 min. drive from Clonakilty. Internally the property is spacious and bright and includes a rear yard and off street car parking. The property is in very good condition throughout and includes 3 bedrooms, 2 of which are ensembles, 2 further bathrooms and spacious living areas. Nearby amenities include a café, shop, pirates cove adventure playground, driving range, the renowned Warren pitch & putt links, historic Castlefreke castle and a stunning cliff walk to the Warren beach and Celtic Ross Hotel.



**Accommodation c. 129 m<sup>2</sup> / 1385 Sqft**

**Entrance Hall 6.5 m x 1.2 m**

Glazed entrance door to very bright, spacious entrance hall with excellent under stairs storage. & practical tiled floor.

**Sitting Room 4 m x 4.1 m**

Comfortable sitting room with excellent light, oak floor, open fire place with timber surround & granite hearth.

**Guest Toilet 1.4 m x 2 m**

Spacious, downstairs guest toilet, tiled floor, wash hand basin & W.C.

**Kitchen/Dining Room 4.3 m x 4.5 m**

Excellent room with plenty of light coming in from the double aspects North & West. Sliding glazed patio doors out to rear yard & nice backdrop onto the fields to the rear. Kitchen is tiled & has an attractive oak fitted kitchen with integrated dishwasher, oven, hob, extractor & fridge freezer.



**Stairs to first floor landing with airing closet off.**

**Bedroom One 4.3 m x 4.6 m**

Large double/twin bedroom with plenty of light from the double aspects North & West. Solid wooden floor.



**Bedroom Two 3.45 m x 4.15 m**

Ensuite, double bedroom with excellent light from the two large south facing windows & view onto the common green area. Solid wooden floor.

**Ensuite 1.7 m x 1.7 m**

Spacious ensuite which is fully tiled with power shower, W.C. & wash hand basin.

**Bathroom 1.7 m x 2.3 m**

Good size bathroom with bath, W.C. & wash hand basin.

**Stairs to second floor landing & excellent storage space off the attic dormer which is easily accessed.**

**Bedroom Three 5.3 m x 3.85 m**

Large, ensuite, double bedroom with wooden floor.

**Ensuite 1.7 m x 2.5 m**

Fully tiled with shower, toilet & wash hand basin.

**Services**

All mains services are connected. Heating is oil fired & there are thermostatic radiator valves fitted on the radiators. There is also an open fire in the sitting room. Windows & doors are uPVC double glazed throughout.

**Outside**

There is a small green area to the front of the property & to the rear of the property there is a gravel covered yard. There is a high wall to either side of the property and there is also off street car parking adjacent to the house. To the front there is a green area which is excellent for kids. The property is a short walk to the blue flag beach.

**Directions**

Type Eircode P85 W242 into your smart phone for exact driving directions.

### Ground Floor

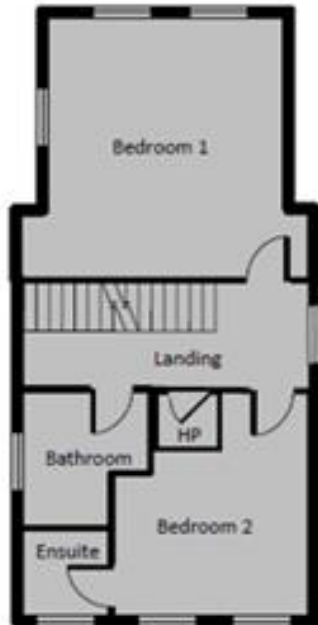


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Martin Kelleher Property Services  
For identification only - Not to scale



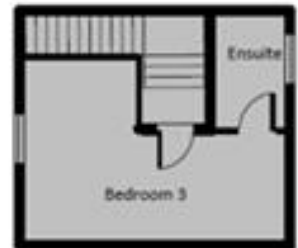
### First Floor



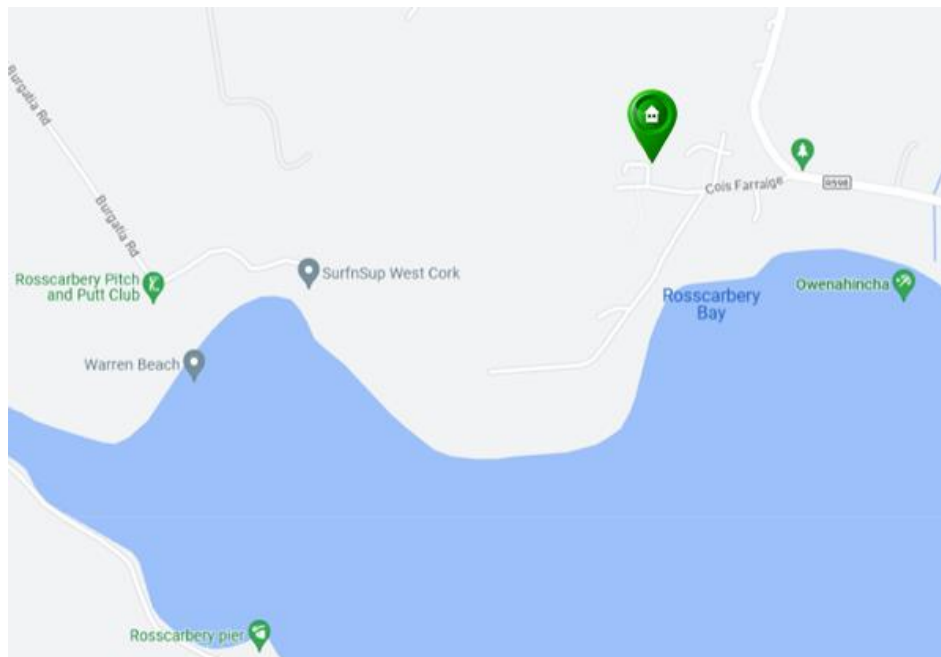
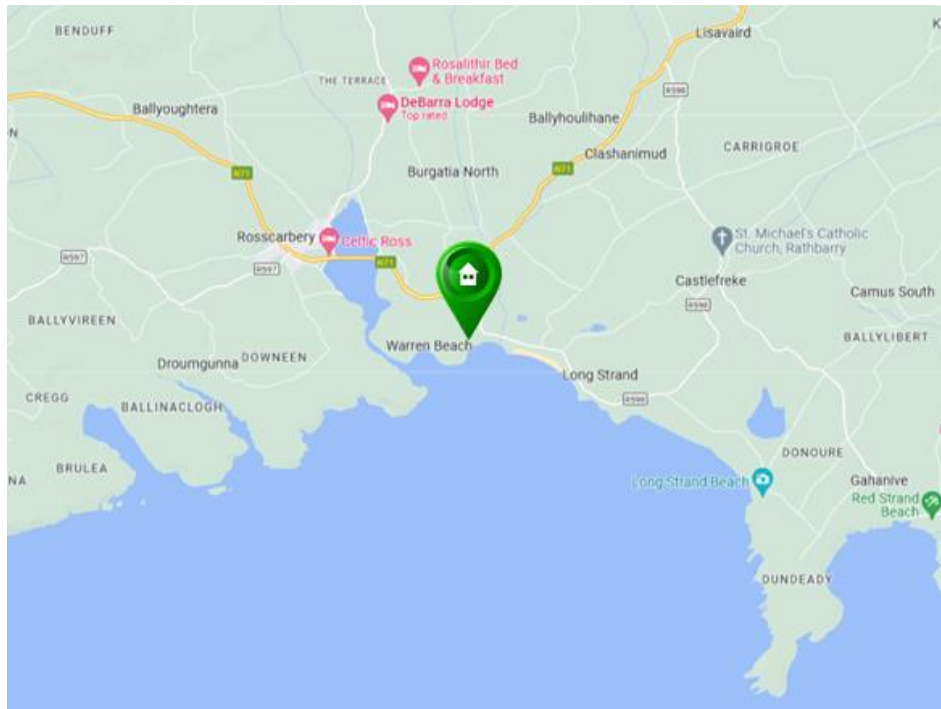
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### Second Floor



## Location Map



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