

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



**For Sale – No. 2 The Terrace, Courtmacsherry P72 E803**

- Main Points:**
- Stunning coastal location, this property offers a blank canvas to complete your dream seaside home
  - 3/4 bedroom house, c.1293 Sqft
  - Private gated waterside garden to the front of the property
  - Substantial rear garden c. 60 metres with spectacular sea views
  - In the heart of the beautiful seaside village of Courtmacsherry

**Offers Over € 390,000**



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CRO No. 684543



This property offers a fantastic opportunity to develop a blank canvas into your dream home. Situated in the heart of the beautiful seaside village of Courtmacsherry.

The property offers fantastic redevelopment potential and will spark the interest of those who have the vision, energy and budget to enhance this special property into an idyllic home in this stunning seaside setting. The most impressive characteristic is the vast, elevated, tiered garden to the rear c. 60 metres and the private gated waterside garden to the front of the property. Set back off the road in an elevated position this 3/4-bedroom home extends to c. 1293 Sqft. Such a peaceful and tranquil coastal setting whilst nestled in the centre of the village and all its amenities.

### **Area Information**

The property is located less than 1 hour's drive from Cork City & International Airport. Courtmacsherry is a well-known as an international sea angling centre and the harbour boasts an ever-increasing traffic of all type of boats from pleasure to yachts and fishing boats. It is on the Wild Atlantic Way and caters for tourists and a thriving local community alike with great pubs and restaurants.

Busy in summer and with a strong local community spirit in the winter and the offseason, the area harbours a very distinct atmosphere which is welcoming to all. There are world class amenity beaches close by including Dunworley, Broad Strand and Blind Strand.

Local amenities include the now famous Seven Heads Walks, various wildlife activities in the estuary and beyond and shore fishing in a variety of areas.

River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River. Nearby activities include tennis courts, horse riding stables, sailing & dinghy school including wind surfing, power boating and a newly developed club house and facilities for the thriving rowing club. The nearby village of Timoleague is another lovely village which is well serviced with pubs and an award-winning restaurant.



**Accommodation c. 120 m<sup>2</sup>/1293 ft<sup>2</sup>**

**Porch 0.9 m x 1.2 m**

**Entrance Hall 1.4 m x 2.75 & 4.5 m x 1.1 m**

**Sitting Room 2.9 m x 4.7 m**

**Kitchen 2.7 m x 5.3 m**



**Guest Toilet 0.9 m x 0.9 m**

**Bathroom 2.2 m x 0.9 m & 2.7 m x 1.78 m**

**Store**

**Under Stairs Store 1.7 m x 0.8 m**

**Reception Room / Bedroom Four 3.8 m x 2.75 m**



**Stairs to first floor landing**



**Landing**

**Bedroom One 3.7 m x 2.7 m**

**Bedroom Two 3.35 m x 4.7 m**

**Bedroom Three 2.75 m x 5.4 m**



### **Services**

All mains' services are connected to the property and include mains water and drainage. Heating is by means of electric heaters.

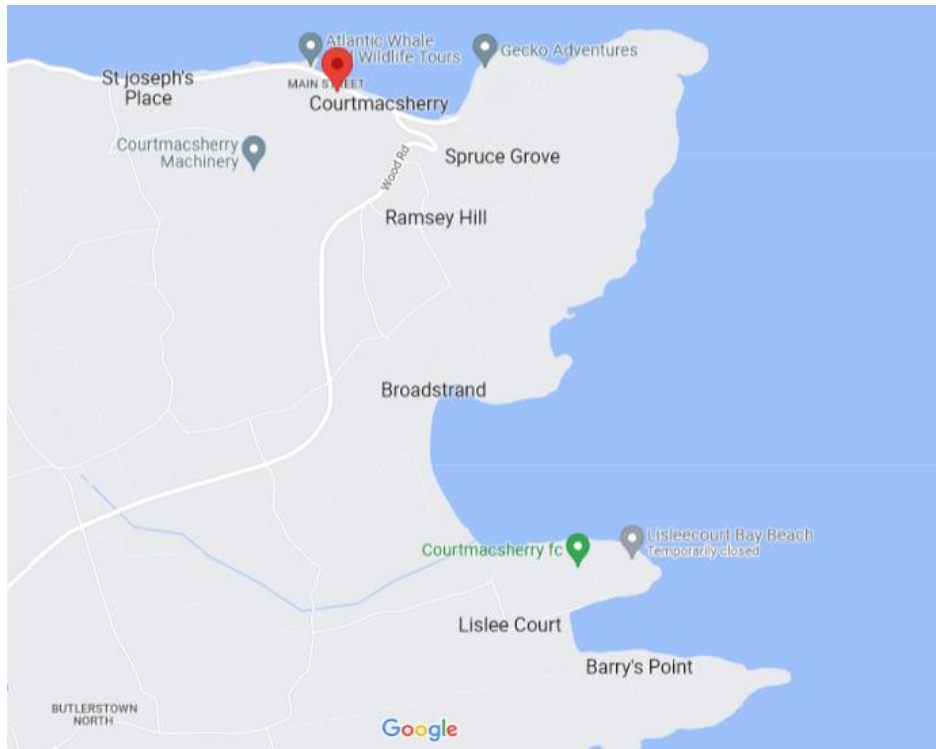
### **Garden**

Expansive 60 metre long south facing garden which is elevated and tiered. From here there are the most spectacular views. There is right of way access from the rear garden to "Wet Lane" which is a public road leading back to the village.

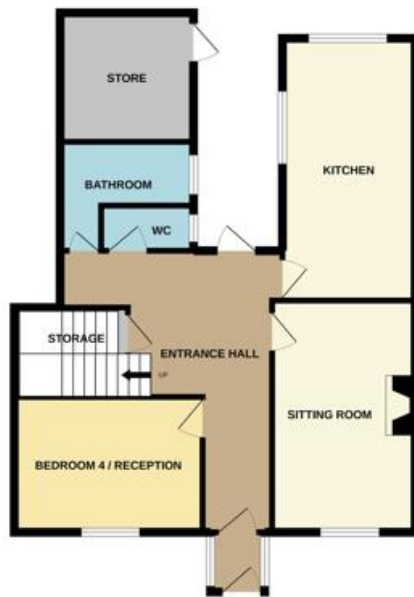


### Directions

Type Eircode P72 E803 into smart phone for exact driving directions.



GROUND FLOOR



1ST FLOOR



2 BEDR., TERRACED PROPERTY



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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