

**For Sale By Private Treaty**

**Fennells Bay Cottage,  
Fennells Bay,  
Crosshaven,  
Co. Cork.**

**Cottage on Mature Grounds.**



Nestled within the heart of Fennells Bay just 150 metres from the Bay itself, one finds Fennells Bay Cottage. To accurately describe this property one should find themselves using words such as quaint, tranquil, peaceful, traditional and restful. With spacious well-appointed grounds on offer (ideal for further development subject to fpp) and majestic views over Fennells Bay itself. Viewing Fennells Bay Cottage is a must for any prospective purchaser in order to fully appreciate the many fine characteristics of this property.

## Accommodation :

**Entrance Porch:** Tiled flooring

**Entrance Hall:** Tiled hallway, exposed wood panelling

**Sitting Room:** 12'3" x 11'10" (3.74m x 3.62m)  
Stained timber flooring, exposed ceiling beams, solid fuel fireplace (with electric insert) cast iron fire surround, window to south and west.



**Sun Room:** 13;9" x 6'3" (4.21m x 1.9m)  
South facing varnished timber flooring, windows to south and west offering views over the countryside, gardens and Fennells Bay.



**Kitchen:** 8'5" x 7'9" (2.59m x 2.63m)  
Laminated timber flooring, fitted floor and eye level units.

**Utility:** 6' x 3'10" (1.78m x 1.44m)  
Plumbed for appliances, boiler

**Dining Room:** 19'11" x 7'9" (2.59m x 2.63m)  
Varnished timber flooring, fitted floor and eye level units. Window to south overlooking gardens and Fennells Bay.

**Store Room:** 9'7" x 6'6" (2.92m x 1.98m)  
Tiled floor, hot press, fitted shelving.

**Bedroom 3:** 11'2" x 8' (3.41m x 2.44m)

Laminated timber flooring, fitted curtains, fitted net curtains.

En-suite: W.C., WHB, electric shower and tiled floor

**Stairs to Landing:**

Traditional staircase with fitted carpet. Fitted carpet on landing area and fitted blind.

**Bedroom 1:**

9'7" x 12'4" (2.9m x 3.76m)

Fitted carpet and fitted curtains

**Bedroom 2:**

11'3" x 12'4" (2.9m x 3.76m)

Fitted carpet, fitted curtains, built in wardrobes with vanity unit, fitted window seat.

**Bathroom:**

W.C., WHB, Electric shower, fitted carpet, fitted storage closet.

**Grounds:** Fennells Bay Cottage stands on a spacious site with both West and South facing gardens. There are two mature lawned areas which are both fully enclosed by mature hedging. In addition to these one also finds a large chipped parking area with ample space for a number of cars.



**BER Details:** **BER: F BER Number: 107435372**  
**Energy Performance Indicator: 416.08 kWh/m<sup>2</sup>/yr**

**Services:** Services to the property include mains water, private sewage (septic tank drainage) mains electricity, and telephone connection and refuse collection.

**Title:** We understand the property enjoys the benefit of a freehold title

**Price:** Open to offers in the region of €435,000

**Agent:** TJ Cronin 086-8345211, tj@irishandeuropean.ie

**Directions:** From Crosshaven Rugby Club, head toward Crosshaven Village. After passing water tower on right, the main road turns 90 to left. At this point turn right off main road. Continue straight and drop downhill. Follow road and take first turning to right. Continue straight and pass first turning to left. Fennells Bay Cottage is located on left hand side.