





Set in the area known as "The Ramparts" in Kinsale this beautiful three bedroomed detached bungalow is brought to the market offering great views of the marina and the harbour beyond. Offering an oasis of privacy "An Carraig" boasts enclosed parking as well as a sun trapped patio. The accommodation is deceiving from its external appearance extending to kitchen and three double bedrooms (master en suite), family bathroom, sun room, home office, open plan dining/living room. This home has been well maintained by its current owner and has been upgraded over time. A recent planning application was granted to alter the current property with a contemporary home of approx. 1,950 sqft, taking account of the views and aspect this site offers. Details of all related drawings can be viewed at [www.lisney.com](http://www.lisney.com)

The location of "An Carraig" is set within a stroll of the town of Kinsale allowing full advantage of morning coffee or evening meals. Set at the start of the Wild Atlantic Way, Kinsale with its wealth of gourmet restaurants also boasts close proximity to The Old Head Golf Links. Cork City and Cork Airport are within a 20 minute drive.

This home given its easy access into the town of Kinsale will prove attractive to all would be purchasers. The current space on offer together with the alterations planned through the successful planning application will ensure An Carraig is flexible to adapt to any and all purchasers' requirements.

Viewing is highly recommended and strictly by appointment.

## Features

- Magnificent south facing site
- Tastefully presented interior with neutral colour scheme
- Ample off street parking
- Generous accommodation
- Very fine master bedroom suite
- Full grant of planning permission alter the existing property
- Electric heating

## Price

€575,000.



## Accommodation

**ENTRANCE HALL:** Welcoming and decorated in neutral tones finished with wooden floor this entrance hall is warm and inviting.

**KITCHEN:** 18'10" x 8'4" (5.74m x 2.54m) This galley style kitchen boasts hand painted floor and eye level units set into a red brick backdrop. The units include display presses with a tiled countertop in keeping with the over counter splash back. Exposed beams finish the cosy country look.

**LIVING/DINING ROOM:** 25'2"x 13'5" plus 11'3" x 8'4" (7.86m x 6.30m plus 3.44m x 2.56m) "L" in shape, this room is finished with wood floor and exposed ceiling beams. Three bow windows as well as double French doors to sun trapped patio ensures this room is flooded in all day sunlight. A feature fireplace takes central position in this room.

**BEDROOM 1:** 14'10" x 10'8" (4.52m x 3.25m) Wall to wall fitted robes and double doors into sun room.

**EN SUITE:** 10'4" x 4'6" (3.15m x 1.37m) This room takes on a wet room effect comprising cabinet w.h.b., wc and step in shower. Finished with sandstone style tiles and full length vanity unit and heated towel rail.

**BEDROOM 2:** 12'4" x 9'4"(3.76m x 2.84m) With picture window overlooking front. Wall to wall wardrobes and overhead storage.

**BEDROOM 3:** 11'8" x 10'5"(3.17m x 2.72m) Double in size with window looking to the south.

**BATHROOM:** 7'2" x 6'7"(2.18m x 2.06m) Three piece bathroom suite to include fitted vanity unit with feature sink. Deep set bath with raindance shower. Heated towel rail against a backdrop of feature quality tiles. Benefit of underfloor heating.

**SUN ROOM:** 9' x 7'11" (3m x 2.41m) Fully glazed with terracotta tiled floor.

**HOME OFFICE:** 6'8" x 6'5" (2.03m x 1.96m) Fitted out with desk and shelving to accommodate time you want to work from home.. Terracotta tiled floor.

## OUTSIDE

Set behind electronic gates in an enclave of privacy with parking and patios offering external water and electricity outlets. This home offers a selection of mature planting front, rear and side, with the addition of a garden shed to house all these gardening needs.