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House on 1.6 acres at Brackaharagh Caherdaniel.

This very nice architectural designed dormer style four bed roomed house set off the main Caherdaniel Road, set upon 1.6 acres of ground. The house is in good condition and has beautiful southerly and westerly aspects from the property. It has a beautiful sun room with French doors leading into the large sitting room. There is also a separate lounge, here is a very large utility room with a full wall of fitted units from floor to ceiling which is ideal for storage this room has potential to be used as a studio work room. There is one bedroom downstairs ensuite and a separate toilet.

The other three bedrooms are upstairs with one ensuite. There is a main bathroom upstairs. The plot is a spacious .6540 Hectares (circa 1.61 acres) and has a beautiful garden to the front with mature shrubs and flowers, alder and birch trees along the beautiful stream that runs along at the front of the property.

WestCove Public Pier is 1.3km set in a lovely setting with mooring for a boat I am sure is available. Reen beach is 1.5km a nice walk this is a lovely secluded sandy beach at the end of the road, where you could walk or drive down to the beach and take a swim. A buyer would be spoilt for choice with so many beaches to offer in this area there is also Carrolls Cove, Derrynane beach, and other smaller coves. The property is ideally located to Caherdaniel village and on route to Sneem and Kenmare.

Accommodation: Ground Floor: Entrance Porch, Hallway, Sitting Room, Lounge, Sun Room, Bedroom 1 Ensuite, Toilet room, Kitchen, Large Utility room. First Floor: Landing/Hallway, Bedroom 2, Bedroom 3, Bedroom 4 with Ensuite.

Sale Price: €248,000 Reference No. 500.

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Brackeragh, Caherdaniel ~ resume.

Ground floor:

Entrance

Hallway: **6.52m** x **4.29m**

Tiled Floor. Good sized entrance porch with glass windows.



Sitting Room: **5.95m** x **4.24m**

This spacious room has oak wooden flooring. South and westerly aspects.



Lounge: **5.21m** x **3.51m**

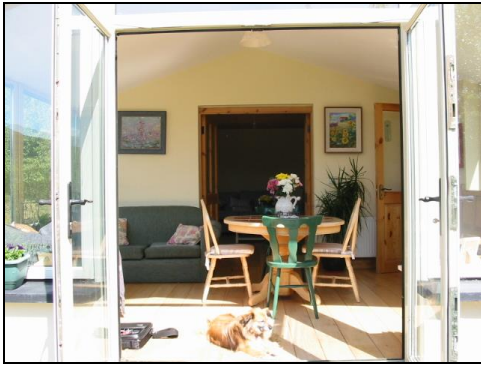
Wood flooring. Natural stone surround fireplace with wood burning stove.

TV point.



Sun Room: **4.57m** x **3.38m**

There is French doors from the sitting room into the Sun Room, and French doors to garden. It is a very cosy and bright room with its large glass windows that overlook the garden and mountains.



Kitchen: **4.02m x 3.53m**
Fully fitted kitchen with intergrated fridge freezer and dishwasher. Breakfast Counter.
Rangemaster double electric oven with a 5 ring gas hob.



Large Utility Room: **5.14m x 3.04m**
This room is accessible from the kitchen and also has Patio door for access to outside.
Tiled floor. Fitted units from floor to ceiling full length of the wall. Ideal storage compartments.



Bedroom 1: Ensuite **3.56m** **x** **3.56m**
Carpet flooring. Faces rear of house. A Cosy room.



Ensuite: **3.55m** **x** **1.95m**
Power shower, fully tiled walls floor to ceiling..

Toilet: **1.95m** **x** **0.96m**
Fully tiled walls floor to ceiling in a maritime colours.

First Floor:

Hallway/landing: **6.08m** **x** **0.96m** **x** **3m**
Wooden staircase with carpet and landing. Stira overhead to attic – which is partially floored.



Bedroom 2: **4.87m** **x** **4.25m**
Carpet flooring. Fitted wardrobe. Beautiful views of the mountains and countryside.



Bedroom 3: **5.03m** **x** **3.86m**
Laminated flooring. Good sized room.



Bathroom: 4.07m x 1.82m
Fully tiled walls and flooring. Power shower, WC, Sink, Bath.



Bedroom 4 with Ensuite: 7.12m x 3.96m
This is a very large bedroom with again beautiful views over the countryside.
Inset ceiling lights.

Ensuite: 2.63m x 1.72m
Fully tiled walls and floor. Triton electric shower, sink, WC.



WestCove Pier.



Secluded beach at Reen.

Other details:

- ❖ Property built in 2007 and set upon circa 1.6 acres of ground with alder and birch trees at front boundary along the stream.
- ❖ Oil heating.
- ❖ Public water supply
- ❖ Treatment Septic Tank
- ❖ 1.3km to WestCove Public Pier which is quite secluded off the Main road.
- ❖ 1.5km to a small secluded sandy beach in an area called Reen.
- ❖ Ideal spot for swimming and is very private.
- ❖ Short drive to Carrols Cove beach and Beach Bar and Caherdaniel village is a ten minute drive.

All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be true but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of them.