

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – Broadstrand, Courtmacsherry, Co. Cork P72 AV27

- Main Points:** - Fine 4/5-bedroom, 2655 ft<sup>2</sup> residence with detached garage  
- 1 mile from the highly sought-after location of Courtmacsherry  
- Only 400 metres from Broadstrand Beach – Excellent water views  
- Mature grounds c. 0.52 acres – Newly installed timber deck

**Offers Over € 495,000**

**BER C1**

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 68453



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Located one mile from one of Ireland's prettiest villages, and within 3 minutes' walk to Broadstrand beach this property occupies the type of position most people can only dream about. With uninterrupted views of Broadstrand the property is also a short walk to the renowned Seven Heads walk. Extending to c. 2655 ft<sup>2</sup> this fine 4/5-bedroom house is complimented by a large detached garage. The grounds, which extend to c. 0.52 acres are flanked with mature trees and well planted with shrubs and now have a wonderful new timber deck. Located 1 hours' drive from Cork city and International airport Courtmacsherry is a wonderful and popular village to live and spend time.



**Accommodation c. 246 m<sup>2</sup>/ 2655 ft<sup>2</sup> plus large detached garage**

**Entrance Hall 3.7 m x 6.9 m**

Spacious and welcoming entrance hall with solid oak floors and grand central staircase.

**Lounge 5.6 m x 4.1 m**

Beautiful & spacious room with solid oak floor, dual aspect both south and west and a multi fuel stove. Double doors leading to the kitchen.

**Kitchen 5.6 m x 4.1 m**

Superb sea views onto Broadstrand. Solid fitted kitchen with a large kitchen island and integrated storage. Large Belling double oven with five ring hobs. Integrated fridge freezer and dishwasher.

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**Sunroom / Dining Room 2.9 m X 4.1 m**

Stepping down from the kitchen you reach the bright and airy Sunroom/Dining Room. Triple aspect, east, south and west with magnificent views of Broadstrand. The room boasts solid oak floors and high vaulted ceilings.

**Sitting Room 5.6 m x 4.4 m**

Spacious sitting room with solid oak floors and an open fire.

**Back Hall 1.6 m x 2.7 m**

Roomy back hall with fitted storage units and door to rear garden.

**Utility Room 2 m x 2.7 m**

Spacious utility room with views to Broadstrand beach.

**Office/Bedroom Five 3.6 m x 3.8 m**

Double bedroom with countryside views.

**Bathroom One 2.3 m x 2.7 m**

WC, Wash hand basin and shower

**Stairs to first floor landing incorporating a lovely study area.**

**Bathroom Two 2.5 m x 2.2 m**

Large bathroom with bath, wash hand basin & WC.

**Large Airing Closet/Hot press 2.3 m x 1.2 m**

**Bedroom One 4 m x 3.35 m**

Large ensuite double bedroom with magnificent views over to Broadstrand. Fitted wardrobe and storage space.

**En-suite 1.3 m x 2 m**

Shower, WC and wash hand basin.

**Bedroom Two 3.6 m x 3.5 m**

Large double bedroom with magnificent views over to Broadstrand. Fitted wardrobe and storage space.

**En-suite 2 m x 1.8 m**

Shower, WC and wash hand basin.

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**Bedroom Three 5.6 m x 2.6m**

Large double bedroom with fitted storage units.

**Bedroom Four 6 m x 2.6 m**

Large double bedroom with fitted storage units.

**Garage**

Spacious garage with dual access and mezzanine storage level.

**Services**

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil-fired central heating. There is a large multi fuel stove and open fire. All windows & doors are uPVC double glazed throughout.

**Outside**

Gravel driveway via stone pillars and front wall. Front gardens and rear garden with fantastic views south to Broadstrand. Newly fitted timber deck.

**Directions**

Type Eircode P72 AV27 into smart phone for exact driving directions. From the car park of Broadstrand Beach take the first right and the house is the 2<sup>nd</sup> on the right.

**Location Map**

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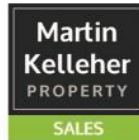
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## GROUND FLOOR



## 1ST FLOOR



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.  
Made with Metrepx 10/2020

### Important Notice/Disclaimer

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