



HIGH SPEC HOME IN A SCENIC WEST CORK VILLAGE

25 COIS CUAIN, COURTMACSHERRY, WEST CORK

BER C1



25 Cois Cuain

For Sale by Private Treaty

- Immaculately maintained 3 bed home
- Harbour views from the rear
- Landscaped south west corner garden
- Zoned Oil fired heating
- Overlooking large green area
- Waterfront development

DESCRIPTION

An impressive and well maintained residence presented in excellent decorative order throughout.

A short stroll from Courtmacsherry Village this home benefits from inner harbour views from the rear. Being a corner site, No. 25 boasts extra West Facing garden space which is fully paved and landscaped with two large patio areas to the rear while overlooking a large green space to the front.

Cois Cuain is an attractive development with an interesting mix of homes right on the edge of the harbour.

This architect designed development featuring West Cork stone walls overlooks Courtmacsherry Estuary which is an EU designated Wildlife Sanctuary.

Contact us today about this exciting property.

ACCOMMODATION

ENTRANCE HALLWAY

Travertine tiled floor, integrated lighting

SITTING ROOM

Travertine tiled floor, stone fireplace with granite hearth and cast iron insert, integrated lighting

DINING ROOM

Travertine tiled floor, integrated lighting

KITCHEN

High gloss cream kitchen with granite worktop, stainless steel deep sink with extendable tap, 5-ring gas hob with coloured glass splash back, stainless steel extractor hood, corner carousel and larder units, double oven, integrated dishwasher, washer/dryer, American fridge freezer, integrated lighting

GUEST WC

Travertine tiled floor, integrated light, WC, WHB

LANDING

Carpet, Stira stairs to attic, hot press with immersion

BED 1

Oak semi-solid floor, full height oak finish mirrored slide robes

ENSUITE

Fully tiled, WC, WHB, mains shower with folding doors, heated towel rail

BED 2

Oak semi-solid floor, oak finish fitted wardrobe, harbour view

BED 3

Single room with Oak semi-solid floor, harbour view

BATHROOM

Fully tiled, shower with screen, WC, WHB

ATTIC

Fully floored large attic storage space, carpet throughout, two Velux roof lights Stira Stairs (easily converted to 4th bedroom)

DISTANCE FROM

Cork City and Airport 45km

Kinsale 29km

Clonakilty 16km

Bandon 19km

LOCATION

Courtmacsherry is a typical West Cork fishing village with many amenities including four sandy beaches within 5-10 mins drive, a local shop, hotel, bars and restaurants. The development is at the edge of the village on the Timoleague to Courtmacsherry Amenity Walk which is on the waters edge through an EU wildlife sanctuary.

BER DETAILS

BER Rating: C1

BER Number: 109526806

Energy Performance Indicator: 164.3 Kwh/m2/yr

VIEWING

by appointment with Savills Cork. 11
South Mall, Cork (021) 427 1371

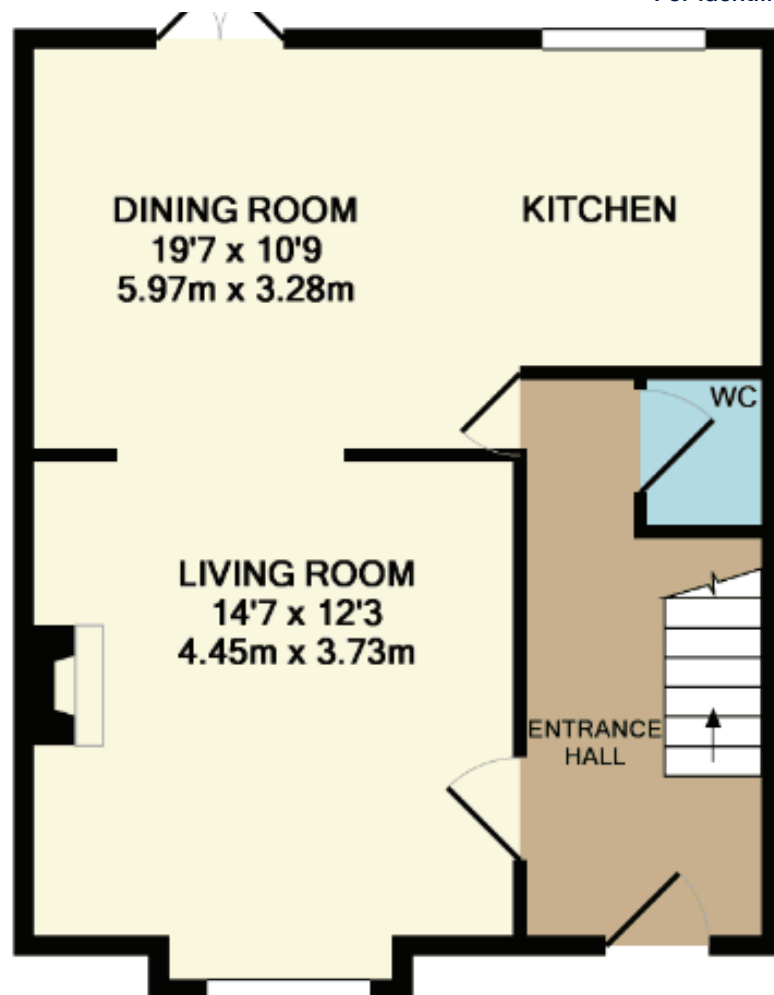
or

Hodnett Forde Property Services

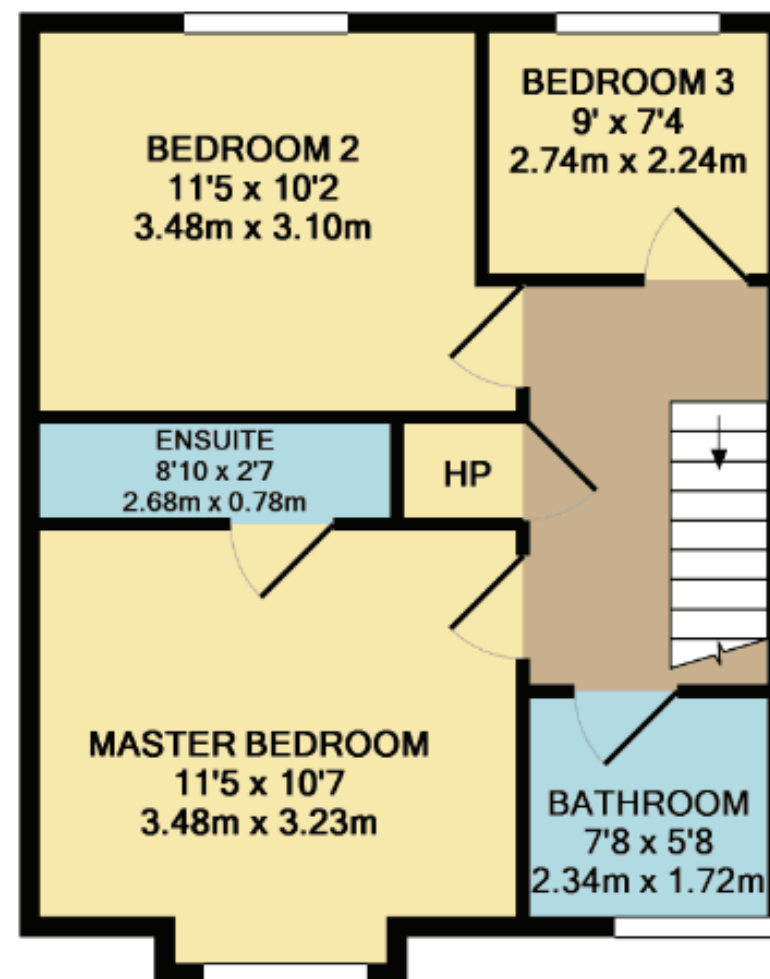
T : + 353 (0) 23 88 33367



For identification purposes only, not to scale



GROUND FLOOR



1ST FLOOR

