



Asking price: €335,000

Residential for sale by Private Treaty



## DURRUS, 21 Carraig Naofa, P75 H229

A' BER rated 3 bedroom, 2 bathroom semi-detached property conveniently located in Durrus village in a private development of 23 houses. Off-street parking for 2 cars. Enclosed south facing rear yard with side entrance from street

LOCATION:

The property is centrally located in Durrus and is walking distance to shops, post office, restaurants, bars, 2 primary schools, 2 churches and 2 community centres. Durrus, the gateway to both the Mizen and Sheep's Head Peninsulas, is a 10 minute drive from Bantry and approximately 90 minutes from Cork city and airport

THE PROPERTY:

The 109 sm accommodation comprises: Timber flooring in all rooms except bathrooms and kitchen which have ceramic floor tiles

Downstairs: Underfloor heating

Hallway - stairs with storage underneath

Living Room - 3.55m x 5.2m - French doors to dining area

Dining Area - 3.55m x 3.925m - Patio doors to garden, open plan to kitchen

Kitchen - 2.85m x 3.96m - kitchen cabinets and appliances excluded and to be purchased and installed by Purchaser

Guest Cloakroom - 1.5m x 1.4m - WC and washbasin

Upstairs: Radiators in all rooms

Master Bedroom - 3.5m x 3.645m

Master Bedroom Ensuite - 2.4m x 1m - shower unit, wash basin and WC

Bedroom No. 2 - 3.5m x 3.42m

Bedroom No. 3 - 2.85m x 3.81m

Bathroom - 2.15m x 2.8m - bath tub with shower, wash basin and WC

**SERVICES & FEATURES:**

mains water

mains sewer

air to water heating

pressurised showers

triple glazed windows and exterior doors

underfloor heating downstairs (with radiators upstairs)

off-street parking

enclosed south facing rear garden with separate entrance from street

eligible for the Government's 'Help to Buy Scheme'

'A' BER rating







**[www.peninsula.ie](http://www.peninsula.ie) | 086 1700 343 | [elaine@peninsula.ie](mailto:elaine@peninsula.ie)  
From outside Ireland call 00 353 86 1700 343  
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