



Asking price: €349,000

Residential for sale by Private Treaty



## DURRUS, 20 Carraig Naofa, P75 Y102

A2 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 garden with side entrance from street.

LOCATION:

The property is centrally and conveniently located in Durrus village and is walking distance to shops, the post office, restaurants, bars, 2 primary schools, 2 churches, the community hall and the community centre. The Sheep's Head bus from Kilcrohane to Bantry and beyond stops in the village (a 3 minute stroll from the property) so no need to drive into town, and there are 4 return services per day, seven days a week! Durrus, the gateway to both the Mizen and Sheep's Head Peninsulas, is a 10 minute drive to Bantry, and Cork City and airport are approximately 90 minutes by car.

THE ACCOMMODATION:

The 109 square meter property comprises:

Downstairs: Underfloor heating in all rooms  
Timber floor in all rooms except the kitchen and downstairs cloakroom

Hallway - stairs with storage underneath

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

Dining Area - 3.55m x 3.92m - patio doors to south facing garden

Kitchen - 2.85m x 3.96m

Guest cloakroom - 1.5m x 1.4m - WC and wash basin

Upstairs: Radiators in all rooms  
Timber floors in all bedrooms and ceramic floor tiles in the bathroom and en-suite

Main bedroom - 3.5m x 3.65m  
Main bedroom en-suite - 2.4m x 1m - shower, WC and wash basin

Bedroom No. 2 - 3.5m x 3.4m - south facing overlooking garden  
Bedroom No. 3 - 2.85m x 3.8m - south facing overlooking garden  
Bathroom - 2.15m x 2.8m - bathtub with shower, wash basin, WC  
**SERVICES & FEATURES:**  
mains water & sewer  
air to water heating  
pressurised showers  
triple glazed windows and doors  
underfloor heating downstairs - radiators upstairs  
off-street parking  
enclosed south facing garden at rear of property with separate side entrance from the street  
eligible for Government's 'Help to Buy' scheme  
A2 BER (Building Energy Rating)  
PSRA LICENCE NO. 002651



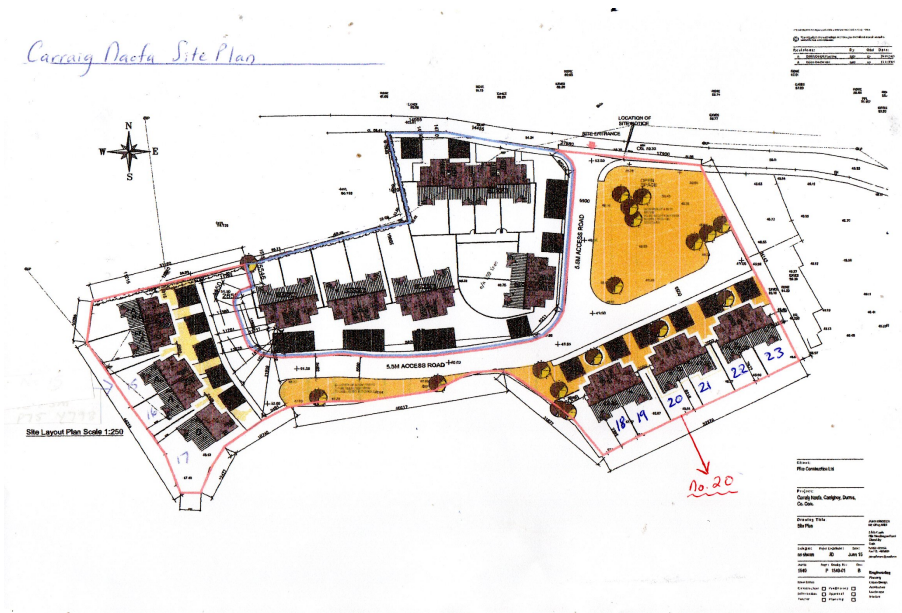
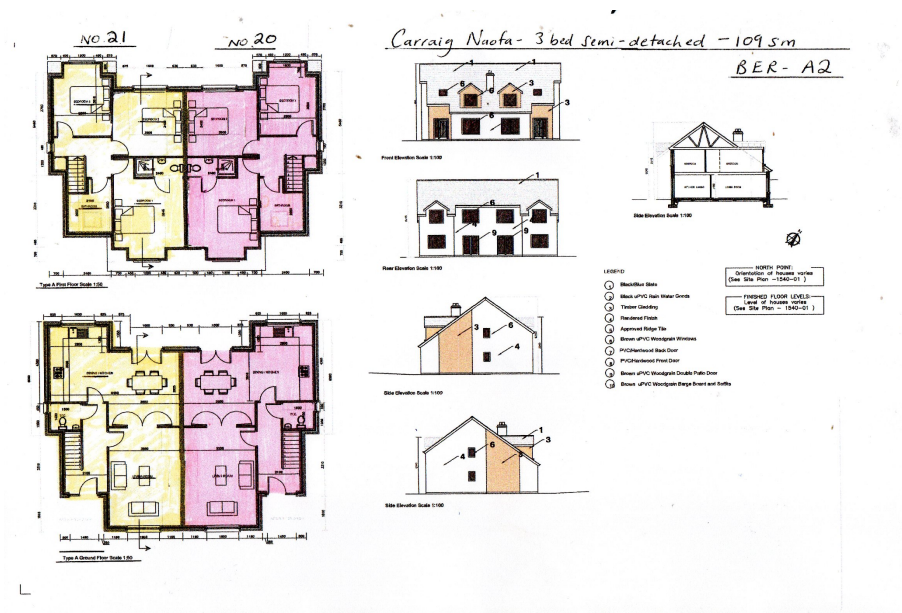














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