

# For Sale

Asking Price: €120,000

Sherry  
FitzGerald  
O'Neill



Main Street, Leap,  
Co. Cork, P81 RC82



[sherryfitz.ie](http://sherryfitz.ie)



## ACCOMMODATION

Spacious 3 bedroom, terraced, traditional stone built and slated house with extension and garden to rear, located in the centre of the attractive West Cork village of Leap.

The house extends to 1,000 sq.ft approximately and comprises entrance hallway, sitting room, living room, kitchen cum dining room, and bathroom on ground floor. The upstairs contains 3 spacious bedrooms and a bathroom.

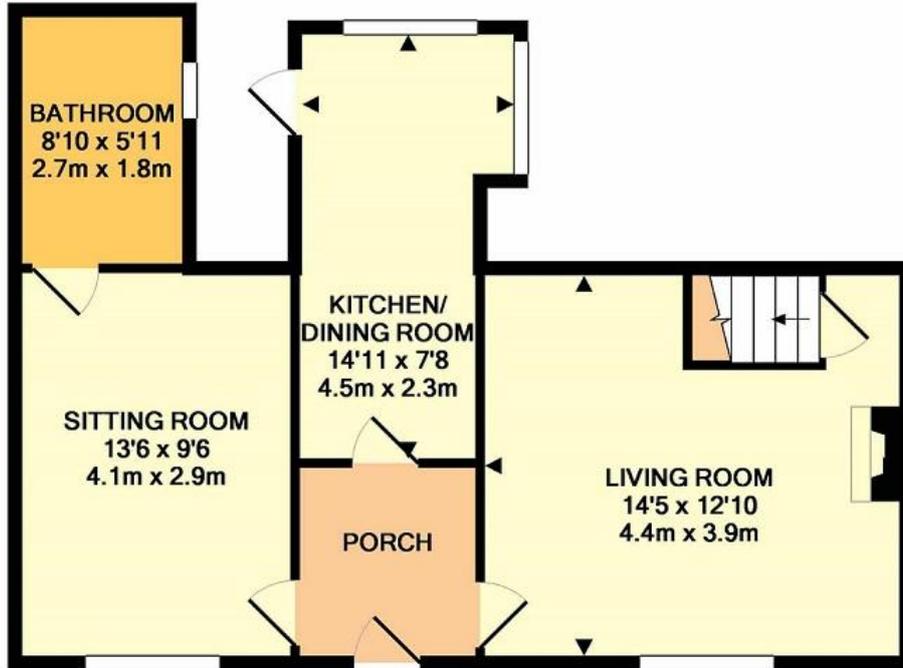
The property requires some remedial work to bring it up to a top living standard and is competitively priced. The convenient location ensures that the property has the potential to be a fine home or investment property.



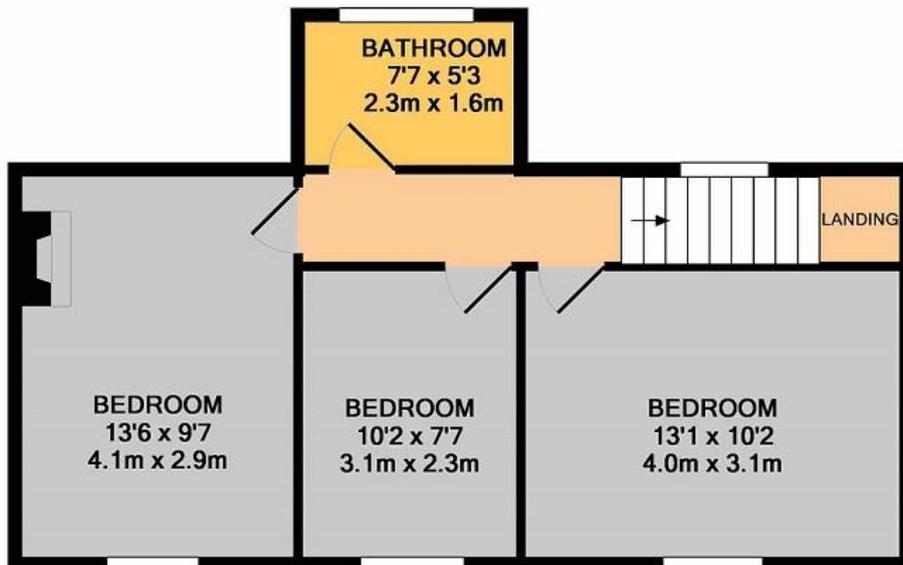
## SPECIAL FEATURES

The many features of the property include a large private garden to the rear, open fire place in the living room and double glazed windows.

BER: G  
BER No. 105798987  
EPI: 557.66 kWh/m<sup>2</sup>/y



GROUND FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)



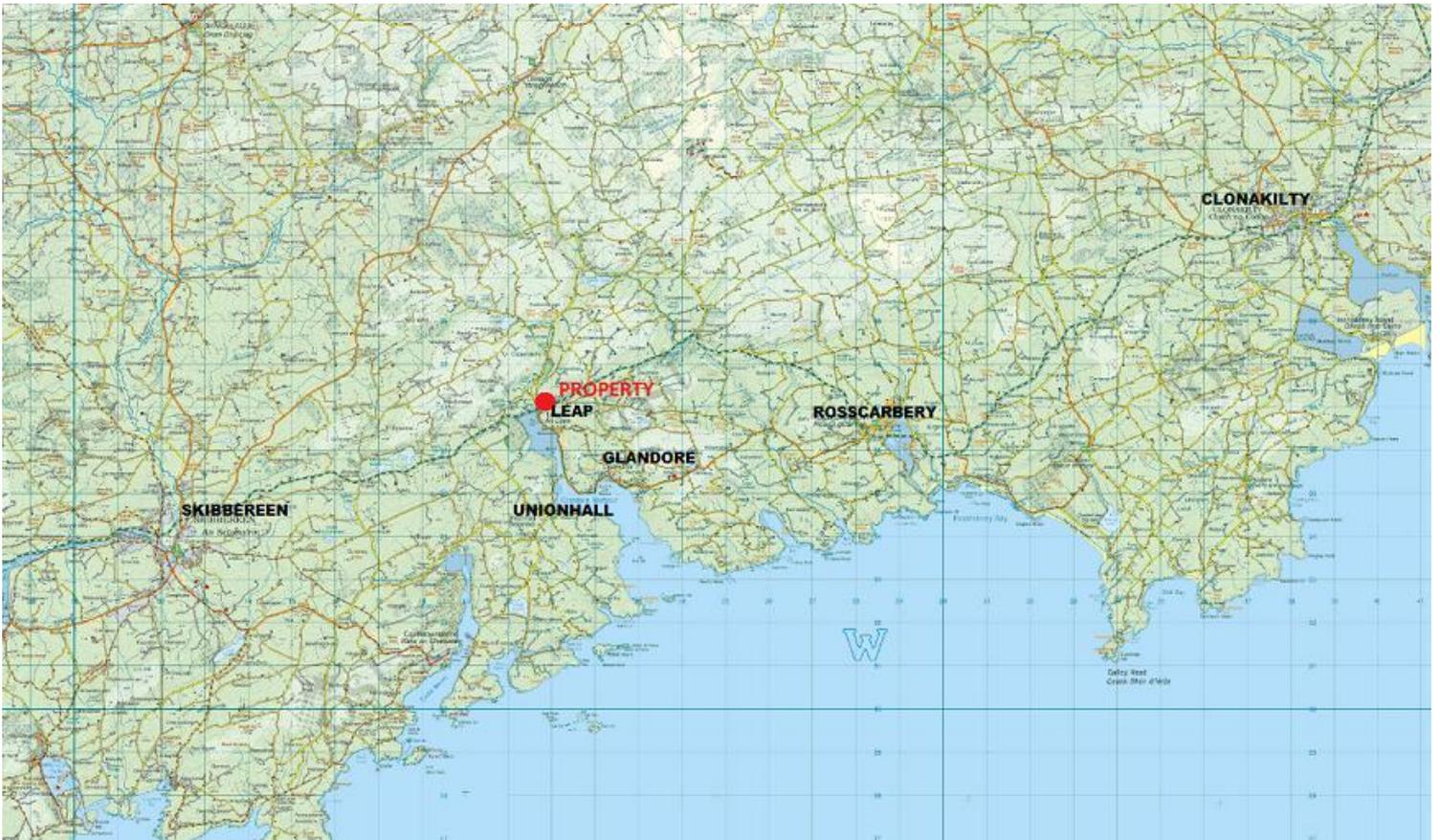
1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

## LOCATION

Leap is a charming coastal village in the centre of West Cork situated on the N71. Local amenities include primary school, filling station/ shop, pubs, restaurants, beauty salon and post office. Glandore and Union Hall villages are only a short distance away and the market town of Skibbereen is a ten minute drive with Cork City just over a one hour commute.



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**VIEWING:**  
Viewing by Appointment

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