

# For Sale

Asking Price: €190,000

Sherry  
FitzGerald  
O'Neill



9 Ard Carraig, Gortnaclohy,  
Skibbereen, Co Cork, P81 YF54

BER C1

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



**Attractive, semi-detached, 3 bedroom, residence and garden enjoying a sunny, convenient location within Skibbereen town.**

The spacious house extends to over 950 sq.ft approx. has been recently refurbished and decorated.

The home has many attractive features including pvc double glazed windows, stove in fireplace, carpet/tiled flooring, oil fired central heating and tarmac parking area.

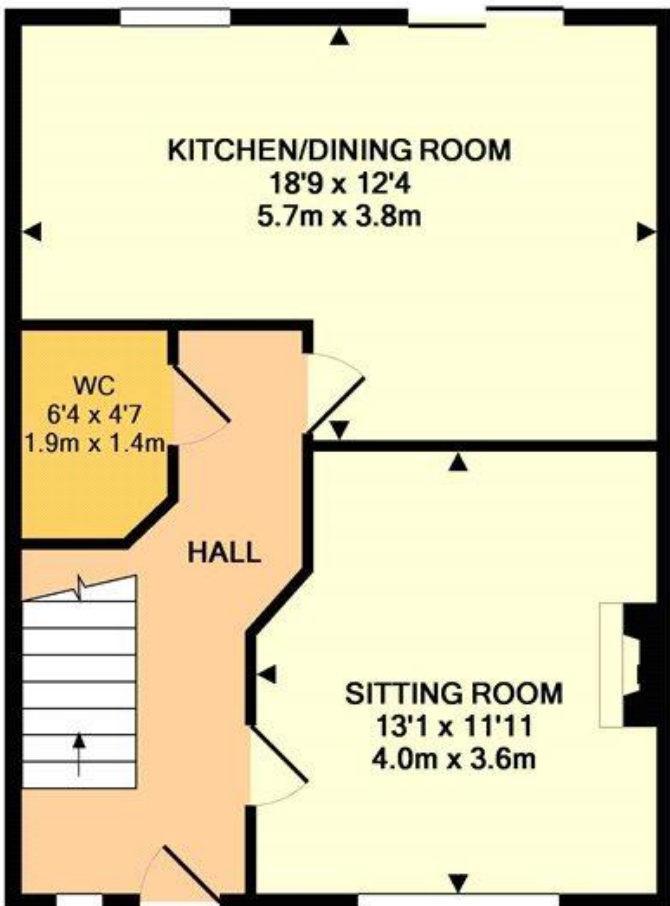
The ground floor is laid out with large entrance hallway, sitting room, spacious kitchen / dining room and guest wc.

The first floor includes 3 bedrooms, 1 en suite and a family bathroom.

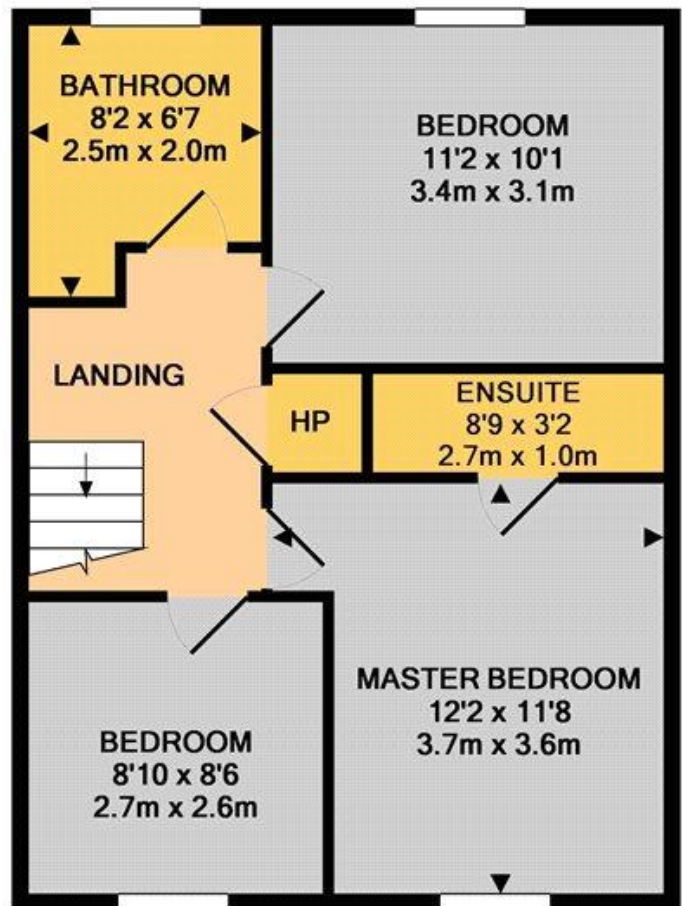
The garden to the rear of the property is private and laid out in lawn with a spacious storage shed.

The property is an excellent opportunity to acquire a superb cosy family home/investment property within walking distance of the thriving market town of Skibbereen.





GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 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  
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**NEGOTIATOR**  
Olivia Hanafin  
Sherry FitzGerald O'Neill  
37 North Street, Skibbereen,  
Co Cork  
T: 028 21404  
E: info@sfoneill.ie

**VIEWING**  
Strictly by prior appointment

**ENERGY RATING**  
BER: C1  
BER No.: 101761450  
BER EPI: 153.6 kWh/m<sup>2</sup>/yr

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daft.ie  
rightmove.co.uk

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