



REF—2546

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Guide Price: €485,000

Address: Ardgroom Beara, Cork

BER B2

4 Bedroom Property on c.– 1 Acre with Separate Garage



**4 Bedroom Property with an Excellent Finish
Located near Ardgroom Village**



Beara Estate Agents presents this 4 Bedroom Detached House to the Market, located on the edge of Ardgroom Village, this property offers space and mountain views.

The Main Kitchen Dining leads onto a south west facing Sunroom- all finished with a tiled floor. The kitchen is oak with marble counter top. The Sunroom has double doors leading to the lawn.

The living room is finished with an oak floor and cast iron fireplace with marble surround

The Downstairs Bedroom also has an oak solid floor and is facing South for the morning Sunrise

There is also a Downstairs Toilet with Shower and Storage Press under the Stairs

An Oak stairs leads you upstairs to 3 Bedrooms all with oak solid flooring and a Main Bathroom with a Power Shower Jacuzzi Bath

The Master Bedroom boasts a walk in wardrobe with oak units and an en-suite.

There is a large attic space for any storage requirements with carpet flooring, stira access, velux lights and electrical lights and power points.

Externally there is a large garden/lawn area- the property sits on approx 1 acre of land

There is a seperate 32m2 Garage to the rear of the property

The Property is located on the Local Link Castletownbere-Kenmare Route 282- which passes going both directions 4 times a day, 7 days a week

Kitchen/Dining open to Sunroom



Sunroom with Patio Doors



Sitting Room with Fireplace



Separate Garage with Roller Door



Master Bedroom with En-Suite and Walk in Wardrobe



Walk in Wardrobe & En-Suite



Bedroom 2 Ground Floor



Bedroom 3 1st Floor



Bedroom 4 1st Floor

