

For Sale

Asking Price: €320,000

Sherry
FitzGerald
Daly Kenmare



55 Cluain Reidh,
Ballymakeera,
Ballyvourney,
Co. Cork,
P12 TE27

sherryfitz.ie

BER A2



Beautifully presented home set within the Cluain Reidh development, conveniently located within walking distance of Ballyvourney village. Completed in 2025, the property boasts an impressive A1 BER rating and offers modern, energy-efficient living.

Extending to approximately 85 sqm. (915 sq. ft.), this mid-terrace home has been beautifully decorated throughout in soft, muted natural tones. The accommodation comprises a welcoming entrance hall, open-plan living/dining/kitchen area, and guest WC on the ground floor. The first floor comprises of two spacious double bedrooms (one en-suite) and a family bathroom.

Private south facing garden with patio area, & view towards the mountains and beyond.

The property is being sold with all white goods, blinds, carpets, and fitted wardrobe. all fitted in 2025.

This A2-rated home benefits from exceptionally low running costs and includes Air-to-water heat pump heating system with thermostatic controls for maximum comfort (Mechanical Ventilation with Heat Recovery) system, supplying fresh air to dry rooms while extracting stale air from wet rooms. High levels of insulation throughout the floors, walls, and roof structures. Excellent airtightness standards to retain heat efficiently. The property also benefits from a 10-year Homebond structural guarantee

Private parking for two cars. EV charging point.

Ideally located in the village of Ballymakeera/Ballyvourney. The property is approximately 31km from Killarney and 58km from Cork City



Special Features & Services

- 2-bedroom terraced home
- Excellent condition
- Turnkey home.
- Heating: Air to Water Heat Pump heating system
- Sewage: Mains
- Water: Mains
- Satellite Broadband available.
- Electricity
- Management Company; The estate is in charge of Cork Co Council.

Accommodation

Entrance Hall

Living/dining/Kitchen Open plan living, kitchen and dining area. Fitted kitchen installed in 2025. All white goods (fridge freezer, dishwasher, oven (with built in air fryer), electric hob and cooker hood, washing machine. Cosy living & dining room. Patio door to south facing garden.

Guest toilet w.c., w.h.b.

First Floor

Bedroom 1 Double bedroom with fitted wardrobe. Carpets are 100% Wool with high grade underlay.

Ensuite W.c. w.h.b. Large power shower. Fully tiled.

Bedroom 2 Double bedroom. Carpets are 100% Wool with high grade underlay.

Bathroom W.c. w.h.b. bath. Fully tiled.

Garden

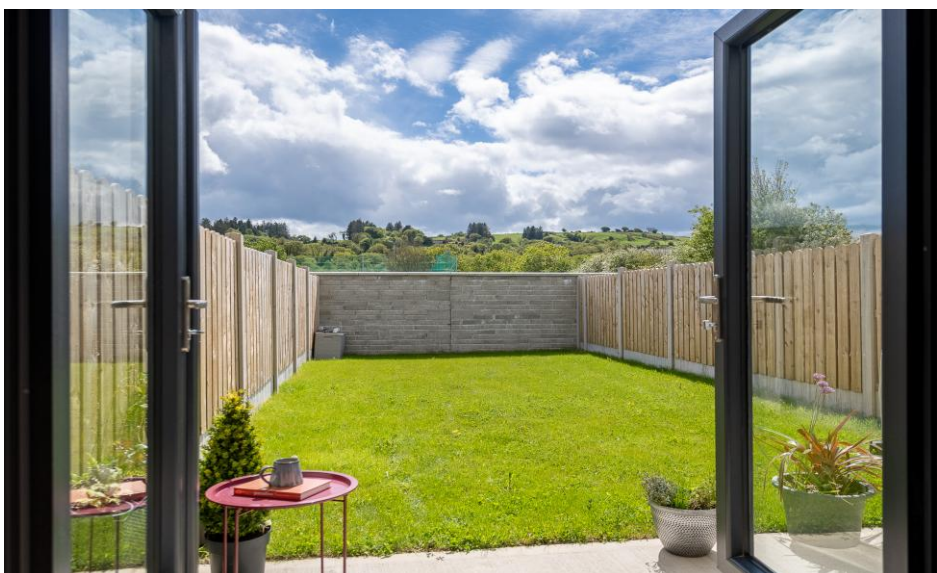
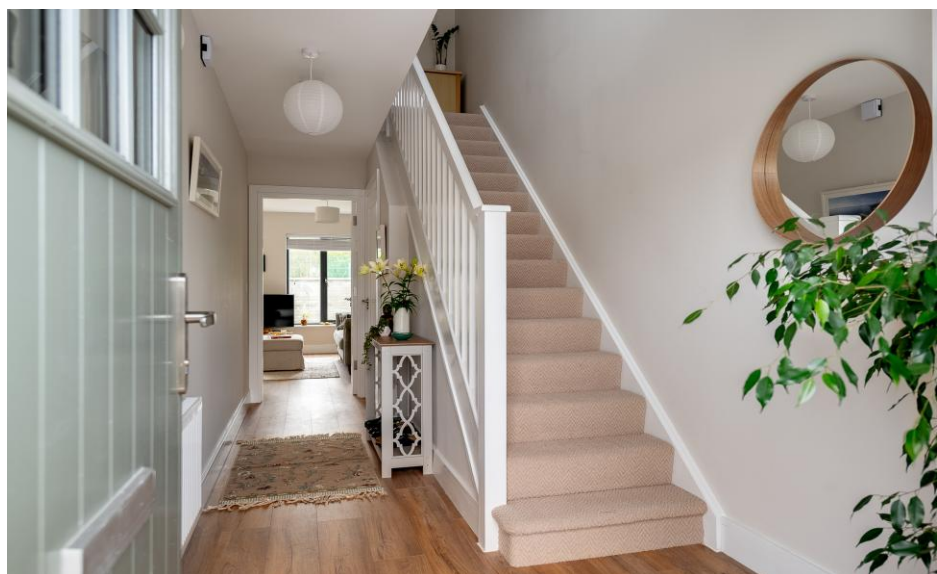
South facing private garden with hillside views. Patio. Power points in rear garden.

BER

BER A2, BER No. 118548809

Directions

Follow - Eircode: P12 TE27.





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 002809