



**Lehanes & Associates Ltd.**  
Insurance Brokers, Auctioneers, Valuers & Estate Agents

## 2 BEDROOM COTTAGE WITH GARAGE FOR SALE

Cloonshear Beg, Kilbarry  
Macroon, Co. Cork.  
P12 D372



Lehanes and Associates are pleased to present this charming 2 bedroom cottage to the market. The property rests on  $\frac{1}{2}$  an acre with a garage attached to the rear and is ideally located only one mile from Kilbarry National School, a short drive to Toonsbridge and only a 15 minute drive to Macroon town. Although the property is in need of refurbishment throughout it would make a fantastic home for a first time buyer as the property offers plenty room for outdoor activities or to just simply enjoy the beauty that surrounds this charming residence. The property would also qualify for the vacant home grant as it has been vacant for 20 years. Whether you are looking for a peaceful retreat or a unique renovation project, this property offers a rare opportunity to create something very special in a lovely peaceful and rural setting.

BER rating G

BER Number: 118784727

590.49 kWh/m<sup>2</sup>/yr

- 0.5 acre site
- Qualifies for the vacant home grant

**Guide Price**

**€150,000**



023 884 5481



property@lehanes.com



023 884 5481



property@lehanes.com



Sackville Street  
Dunmanway  
Co Cork





023 884 5481



property@lehanes.com



Sackville Street  
Dunmanway  
Co Cork

## **Accommodation in Brief**

Living room: 3.7m x 3.7m open fireplace, window overlooking front garden.

Dining room: 3.7m x 2.8m cast iron open fireplace, window overlooking front garden.

Kitchen: 3m x 2.3m pvc door to back garden, 2 windows overlooking the back garden.

Bedroom one: 3.7m x 2.8m, wooden floor, window overlooking back garden.

Bedroom two: 3.7m x 3.9m wooden floor, window overlooking back garden.



023 884 5481



property@lehanes.com



Sackville Street  
Dunmanway  
Co Cork