

The Cottage, Knocknagore, Goats Cross, Crosshaven, Co. Cork P43V628



**FOR SALE BY PRIVATE TREATY**

An opportunity to purchase a detached bungalow of (1,000 Sq.Ft. approx.) with excellent potential on a site extending to 0.3 Acres (approx.).

The entire is in need of refurbishment.

**PLEASE NOTE:**

The property does not have a septic tank/waste water treatment unit. Planning permission for same was previously granted under planning ref: 08/8733. This has since lapsed.

An ideal location just minutes from Crosshaven village and a 20 minute drive from Cork City Centre.

Crosshaven is one of the most sought after residential locations in Cork. It is renowned for its sailing and bustling village life.

**Viewings Strictly By Appointment With Sole Agency**

**COTTAGE**

**2 BED**

**93sqm/1,000sqft**

**SITE 0.3 ACRES APPROX.**



**Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116**

**Accommodation**

**Entrance Porch**  
With sliding door

**Hallway**

**Bathroom**  
With wc, wash hand basin and bath.

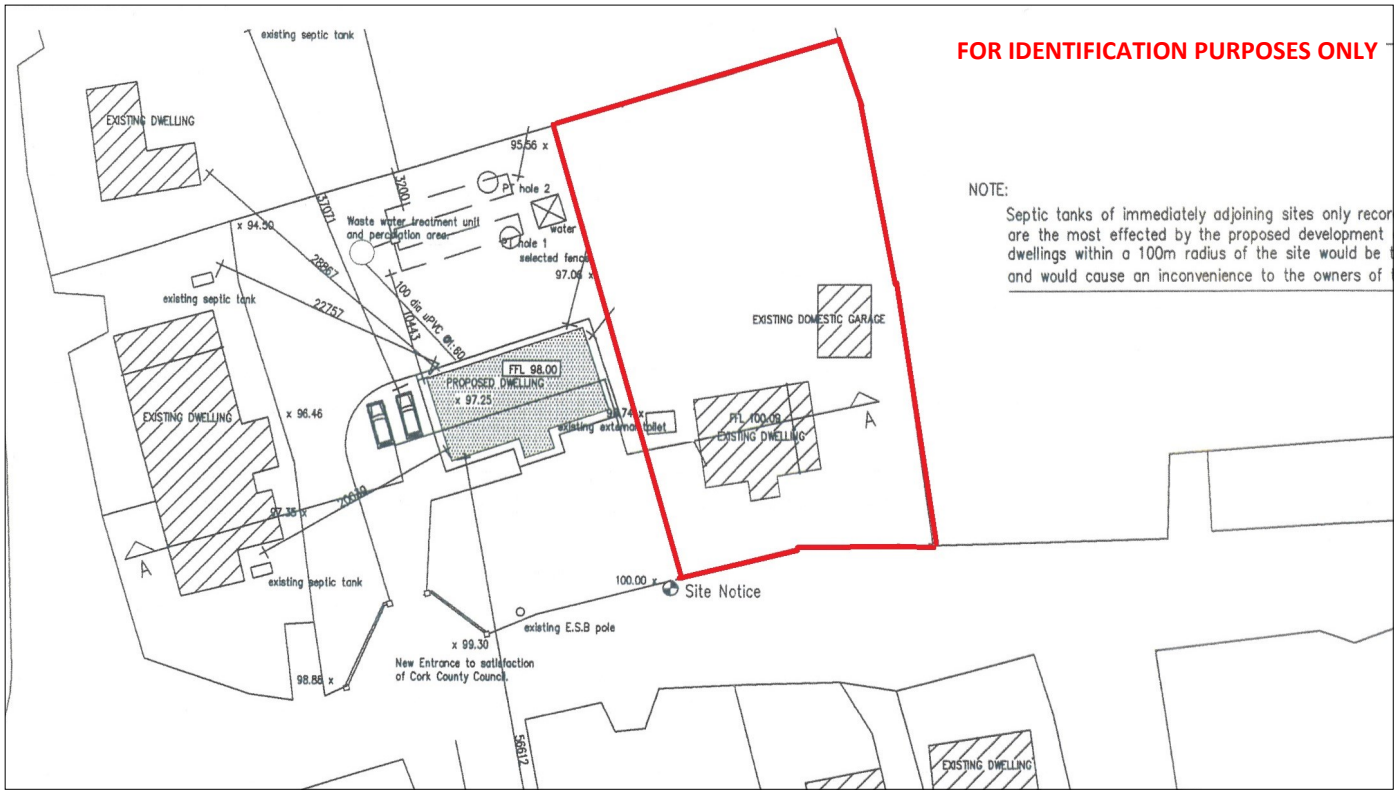
**Living Room** **16'0" x 11'9"**  
With brick fireplace, timber ceiling and carpet floor covering.

**Kitchen/Dining Room** **34'6" x 11'9"**  
With carpet floor covering, attractive timber ceiling and door to rear garden.

**Bedroom 1** **13'3" x 10'0"**  
With carpet floor covering and robe unit

**Bedroom 2** **12'0" x 7'10"**  
With carpet floor covering.

**Garage** **23' 0" x 16' 0"**



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.  
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