

FOR SALE BY PRIVATE TREATY

One of a kind detached residence set on a c. 1 acre elevated site with panoramic views over Ballycotton Bay and Village.

A unique opportunity with potential for further development (subject to planning permission)



‘Villa Pacelli’, Chapel Road, Ballycotton, Co. Cork. P25XN52



A.M.V €950,000



Built in 1950 this beautiful property extends to c. 113m² and is situated on a c. 1 acre site with panoramic views over Ballycotton Bay and Village. The stunning fishing Village of Ballycotton is minutes away with its eclectic restaurants, pubs and the popular cliff walk. There is a national school in Ballycotton and nearby Ballycroneen with a secondary school bus servicing Midleton.

Also nearby are the Villages of Shanagarry and Garryvoe with its blue flag beach and a long list of recreational activities available locally including watersports, sailing, fishing and hill-walking to name but a few. This is a unique property with great potential for further development.

Viewing is highly recommended & strictly by prior appointment.

ACCOMMODATION:

Porch Entrance: 2.0 x 1.

Entrance Hallway: 3.8 x 1.7

Living Room: 4.0 x 3.6 Solid timber floors, Inset stove

Dining Room: 3.5 x 3.0 Solid timber floors

Kitchen: 3.5 x 3.0 Solid fuel stove, built-in units and eye level presses

Back Hall: 3.4 x 1.8 Rear access

FIRST FLOOR:

Master Bedroom: 3.6 x 2.2

En-Suite: 2.0 x 2.0 Bath with electric 'Mira' shower, w.c & w.h.b

Bedroom 1: 3.5 x 3.3

Bedroom 2: 3.5 x 3.0

Bedroom 3: 3.5 x 2.9

Bathroom: 3.8 x 1.7 Tiled Floor, bath with shower, wc & w.h.b.



FEATURES:

Large c. 1 Acre private site

Superb location with panoramic views over Ballycotton Bay and Village

Unique opportunity for further development

Generous living accommodation

LOCATION:

Centrally located in the heart of Ballycotton Village within walking distance of all amenities, 18 km from the bustling market Town of Midleton and 40 km from Cork City and Cork International Airport.

SERVICES:

Mains Water and Drainage

Oil Fired Central Heating

EIRCODE: P25XN52

BER: E1 – BER No. 116250531

VIEWING: Strictly by prior appointment with the sole selling agents.



PSRA Licence no. 001757

39 Main Street, Midleton,
Co. Cork
T: 00353 21 4631 755
E: info@mccarthymcgrath.com

42 South Mall,
Cork City
T: 00353 21 4273 800
E: info@mccarthymcgrath.com

www.mccarthymcgrath.com



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