

MUNSTER PROPERTY PRICE GUIDE

Buyers drift slowly back

by **Conor Power** FOCUS ON: **WEST COUNTY CORK**

Bargain rural homes are attracting interest again, as is farm land for €11,000 an acre

WITHIN County Cork it's true to say that the further west one goes the more significant the overseas buyer has been, traditionally speaking; particularly in the more sparsely populated and spectacularly beautiful peninsulas of Beara, Mizen and the Sheep's Head.

In these areas the activity is primarily in

the nicely-located detached home with a sea view. The holiday home market is still very slow.

Another auctioneer operating in the Western fringes of Cork county says that the British market of people with cash retiring or looking for a change in lifestyle is the only one that's the most active at the moment.

"And it's one that's improving all the time,"

says the same agent, "supplemented by the occasional Irish clients who have managed to get finance."

Amidst the clear trend of increased interest from across the Irish Sea, there are also the Irish ex-pats who have been working, saving and watching the fortunes and travails of the Celtic Tiger market with keen interest: "There are many based across the water who know the

market well and who've been watching and waiting and are now starting to move," says another experienced agent from the Western fringes of the county.

The likes of Bantry, Schull and Kilcrohane are essentially the coastal markets whose residential property is dominated by those seeking a certain lifestyle or to invest in a holiday home.

In contrast, the larger

market towns of **Clonakilty, Macroom, Skibbereen and Bandon** have a more "traditional" type of market, with elements of the coastal attraction built in.

The average price for a three-bedroom semi-detached home is currently standing at €150-€155,000 — which is down from a boom-time peak of approximately €320,000.

Long term rents in

West Cork are currently static at around €450-€500 per month for the average three-bed house.

By and large, development has been kept quite sensible.

In Bantry, its physical layout (surrounded by hills and seashore) has helped in limiting development — something for which its citizens are thankful now. According to one agent based in the town, this has also made it



Case study: West Cork

Area:	Schull village
Type:	Waterfront property
Built in:	c.1985
Peak price:	Around €1,100,000
Sale price:	Around €550,000

A stylish waterfront property near Schull, Co Cork, which sold for around €550,000.

Case study: West Cork

This stylish terraced house in Glengarriff sold for around €105,000.



Area:	Glengarriff
Type:	Terraced
Built in:	c.2005
Peak price:	Around €250,000
Sale price:	Around €105,000

Case study: West Cork

■ THIS traditional period style farmhouse on 1.7 acres, and located just North of Rosscarbery in West Cork originally went on the market at €345,000 and sold recently for a price in the region of €280,000.



SOLD: Cork city & county

■ Donnybrook 3-bed semi; asking: €220,000; sold: c.€200,000

■ Grange, 3-bed semi, asking: €225,000; sold: c.€220,000

■ Togher, 3-bed T/Hse, extended; asking: €220,000; sold: c.€195,000

■ Blackrock, 2-bed T/Hse; asking: €225,000; sold: c.€195,000

■ Tower, 3-bed semi; asking: €225,000; sold: c.€225,000

■ Glanmire, 3/4 bed detached; asking: €250,000; sold: c.€250,000

■ Passage West, 4-bed detached; asking: €250,000; sold: c.€240,000

■ Grange, 3-bed T/Hse; asking: €225,000; sold: c.€205,000

attractive for returns on rental investment.

There is still ongoing investment in the local infrastructure: Bantry will soon have a new secondary school while Castletownbere is getting a new pier at a cost of €3m with a new boat station on the way.

Skibbereen's new art centre is underway while in Clonakilty the Hilliard building with new retail units is being completed.

Long-term rents in West Cork are static at €450-€500 per month for a three-bed house ... Castletownbere is getting a new pier at a cost of €3m with a new boat station on the way

SOLD: Cork city & county

■ Macroom, 2-bed house in need of renovation, 1940s; peak value: €200,000; sold: c.€55,000

■ Blarney, 5-bed detached; sold: c.€315,000

■ Waterfall, 4-bed detached; sold: c.€380,000

■ Ballincollig, 3-bed b/galow; sold: c.€180,000

■ Ovens, 4-bed detached; sold: c.€460,000

■ Passage West, 3-bed semi; sold: c.€175,000

■ Youghal, 5 bedroom detached, river views; sold: c.€185,000

■ Rochestown Road, Cork city, 3-bed semi; sold: c.€210,000

■ Youghal, 3-Bed apt; sold: c.€125,000

■ South Tce, 2-bed apt, parking; sold: c.€120,000

■ Middleton, 2-bed apt, parking; sold: c.€95,000

■ Broadale, Maryb'ro Hill, 3-bed bungalow with converted attic; sold: c.€210,000



MAC Estate Agents,
The Quay, Bantry, Co. Cork



Castletownbere,
West Cork

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Vendors with realistic expectations only. All submissions vetted before acceptance.

Sample sale: County Cork



SOLD: Out near Millstreet, in mid-Cork, a five-bed detached 2,000 sq ft modern rural one-off on half an acre sold for a bit less than its €245,000 guide, probably making around the €230,000 mark.

SOLD: County Cork

■ **SOLD:** Blarney home, four-bed detached, two reception rooms, large garden. Price achieved: Around €300,000

■ **SOLD:** Tower, four-bed detached house, 1,400 sq ft. Price achieved: Around € 215,000

■ **SOLD:** Grenagh, new three-bed semi: €180,000

■ Ballincollig, three-bed semi, 10 years old. Price achieved: Around €170,000



Sample sale: County Cork



Nice price

SOLD: A stylish and easily extendable three-bed bungalow Ardeen, of 1,850 sq ft sold on a 2.5 acre site, at Lissardagh, near Macroom. Guiding €310,000. Sold for under €250,000.



Godsil Cohalan

Main Street, Macroom, Co. Cork
026 41166

Bengour West Enniscean, Co. Cork



4 bedroom meticulously presented residence on c.1 acre. With the highest standards of insulation, under floor heating & double garage. 30 minute drive to Cork City.

Priced to sell: **€295,000**

Lehenagh, Carrigadrohid Co. Cork



4 bedroom exceptional residence situated in a countryside private setting on c. 1.2 acres. Featuring superior quality fixtures & fittings throughout. A 20 minute drive of Cork City.

Priced to sell: **€255,000**

Dromcarra Macroom, Co. Cork



4 bed residence with spectacular views, on c. 1 acre. Built to a very high standard: Under floor heating, attic floored, highly insulated property. Consisting of 4 large bedrooms, 4 bathrooms,

Priced to sell: **€275,000**

Fernwood Wilton, Co. Cork



4 bedroom semi det. well maintained residence. 3 bathrooms. Set in a cul-de-sac, rear walled-in spacious garden. Superbly situated just off South Link, near Wilton Shopping Centre, UCC, CIT & sports facilities.

Priced to sell: **€249,000**