

**HENRY O'LEARY**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 88 35959

**AUCTIONEERS &  
REAL ESTATE AGENTS**

[WWW.HOL.IE](http://WWW.HOL.IE)

Cashelisky, Clonakilty, West Cork, P85 PW02



Extended 3 bedroom traditional cottage on 1.11 acres which is only 3 km from the town.



Guide Price: €260,000

## GROUND FLOOR

**Kitchen/Dining Area:** 3.74m (12'3") x 2.79m (9'2")

**Corridor:** 2.11m (6'11") x 0.92m (3')

**Toilet:** 2.11m (6'11") x 1.21m (4')

**Living Room:** 4.14m (13'7") max x 3.53m (11'7")

**Master Bedroom:** 3.53m (11'7") x 2.36m (7'9")

**Ensuite:** 3.53m (11'7") x 1.46m (4'9")

**Utility:** 3.58m (11'9") x 1.95m (6'5")

**Garage:** 3.58m (11'9") x 2.50m (8'2")

## FIRST FLOOR

**Landing:** 4.14m (13'7") x 0.71m (2'4")

**Bedroom 2:** 4.30m (14'1") x 2.72m (8'11")

**Bedroom 3:** 3.64m (11'11") x 2.41m (7'11")



If a detached home is your dream, then this property could be perfect for you, it's a real diamond in the rough on a larger than normal site and occupying a blue chip location, which is just 3km from town.

This charming cottage offers a brilliant blend of character and family comfort along with the opportunity to put your own stamp on a property that could easily become the forever home. The original two up two down cottage has been extended at ground level, along



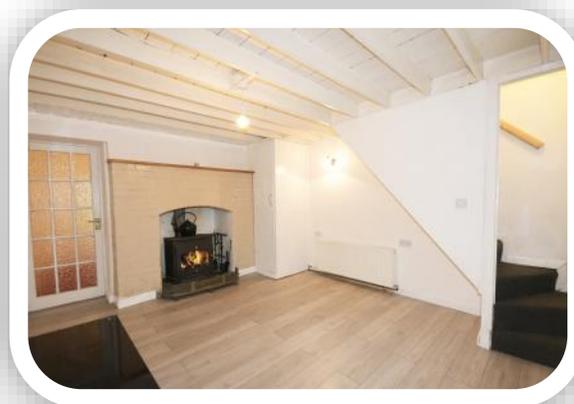
with the living accommodation, a utility room and a garage were added, a timber deck wraps around one corner with the covered area looking on to the large paddock to the rear. The location is also most convenient with Clonakilty town only 3km away and Cork airport is 50km away.

**Services:** Mains water, septic tank, oil fired central heating and broadband is available.



### **KITCHEN DINING AREA**

Located in an extended part of the home with access directly off the covered deck, this is a bright area with windows on three sides, there is a selection of base and eye-level units and spot lighting fitted.



### **LIVING ROOM**

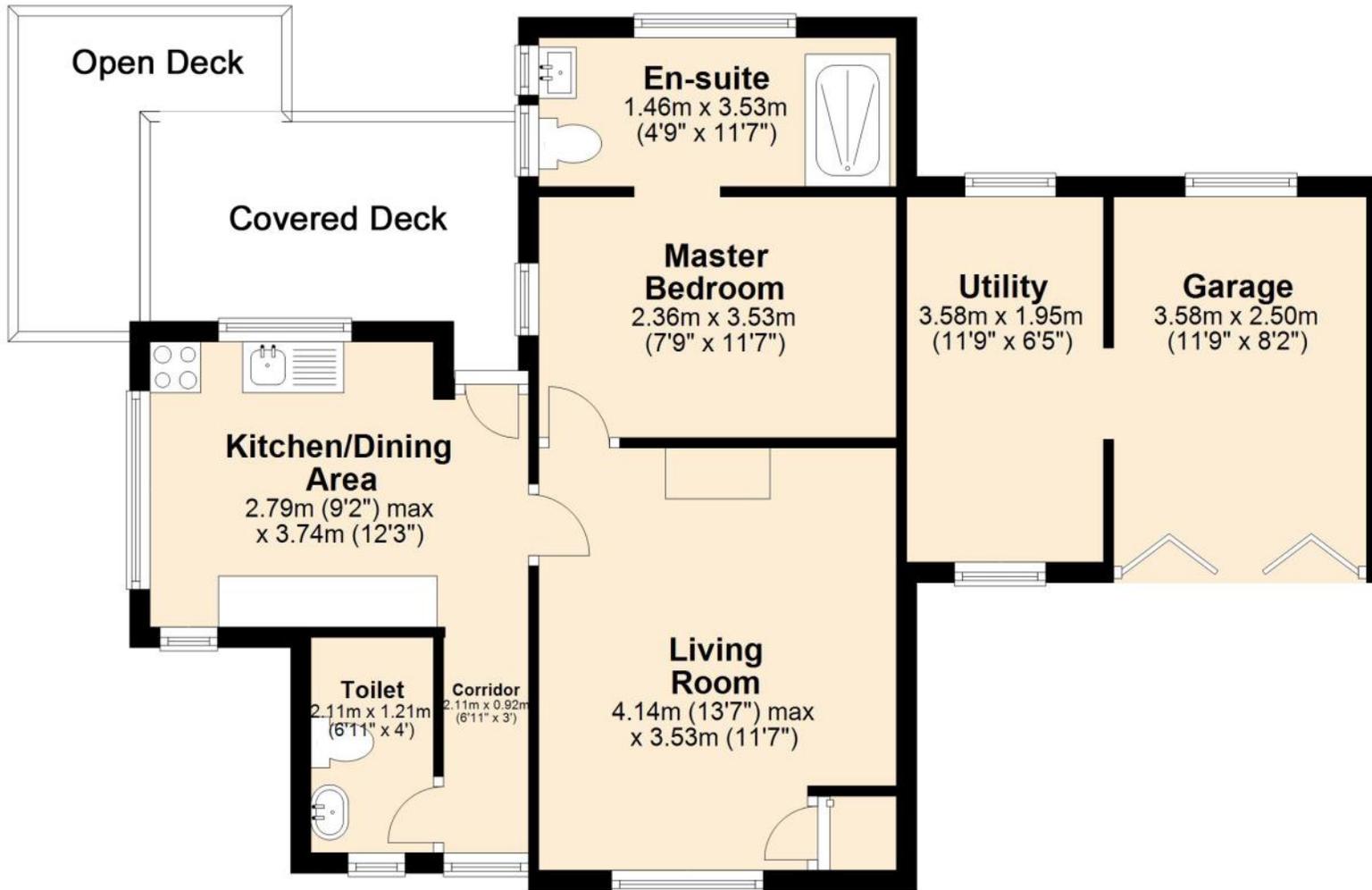
This is a spacious room with exposed ceiling beams, there is a stove fitted in the original inglenook fireplace, the master bedroom is off this space and there is also a door to the stairs leading to the first floor.



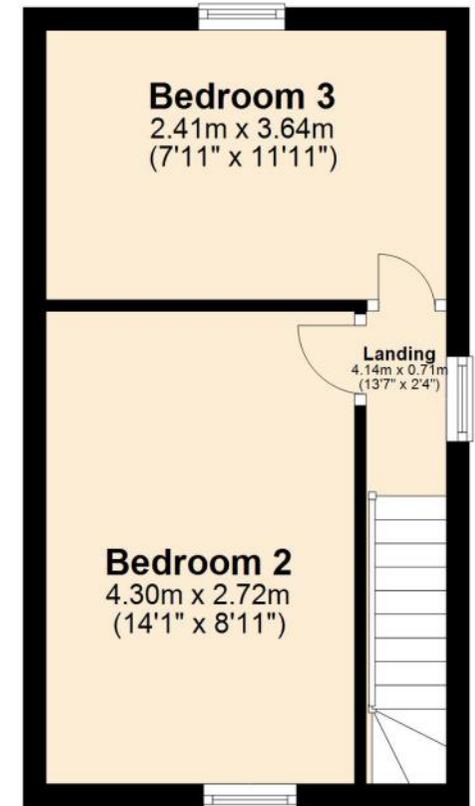
### **FIRST FLOOR BEDROOM**

This is one of two first floor bedrooms, it has a window on the gable end, there is also a built in wardrobe in this bedroom and there is carpet floor covering fitted.

## Ground Floor



## First Floor



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960  
Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367



BER No. 108790122