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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Garryndruig, Kilbrittain, Bandon, West Cork



Fabulous 5 bed family home
of 2,400 sq. ft. with a de-
tached garage, spectacular
views and close to the coast.

Guide Price: €365,000

GROUND FLOOR

Hall 4.78m (15'8") x 2.41m (7'11")

Living Room 4.78m (15'8") x 4.39m (14'5")

Kitchen/Dining Area 5.55m (18'3") x 3.61m (11'10")

Utility 2.59m (8'6") x 2.00m (6'7")

Sitting Room 4.43m (14'6") x 3.68m (12'1")

Lobby 2.96m (9'9") x 1.00m (3'3")

Toilet 2.00m (6'7") x 0.89m (2'11")

Bedroom 1 3.61m (11'10") x 3.31m (10'10")

Bedroom 2 3.61m (11'10") x 3.55m (11'8")

Shower Room 2.10m (6'11") x 1.50m (4'11")

Bedroom 3 3.18m (10'5") max x 3.18m (10'5")

Detached Garage 4.47m x 6.50m

FIRST FLOOR

Landing 5.66m (18'7") x 4.18m (13'9")

Family Bathroom 2.65m (8'8") x 2.16m (7'1")

Bedroom 4 4.78m (15'8") x 2.95m (9'8")

En-suite 3.48m (11'5") x 1.20m (3'11")

Bedroom 5 3.86m (12'8") x 3.00m (9'10")

En-suite 2.70m (8'10") x 1.20m (3'11")

Study 3.75m (12'4") x 3.36m (11') max

Shower Room 2.72m (8'11") x 1.20m (3'11")

Office 3.36m (11') x 3.26m (10'8")

Shower Room 2.72m (8'11") x 1.20m (3'11")

Airing Press 2.14m (7') x 1.85m (6'1")

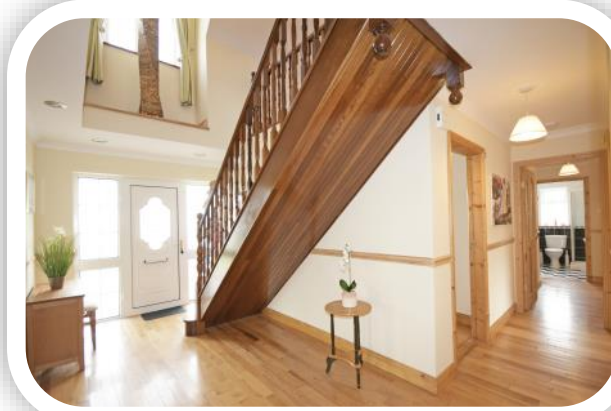
KILBRITTAIN

COURTMACSHERRY



Offering the ultimate family lifestyle with undeniable quality and comfort over two floors, this solid block-built family home enjoys incredible far-reaching views and stunning sunsets from its immensely impressive position.

The light-filled living environment offers quality finishes and neutral tones throughout, underpinned by space and family practicality. This home is designed for flexible family living with approx. 2,400sq. ft. of floor space, it includes two reception rooms, 5 bedrooms, an office, a study as well as a large detached garage.



It sits on a site of just over half an acre where the views from the elevated setting are breath-taking and extend for miles. While it does not have sea views, it is only 5km from the coast. Kilbrittain village is 4km away, Timoleague village is 7km, Bandon 10km, Clonakilty 17km, Kinsale 20km and Cork airport is only 36km away.

Services: Private well, septic tank, oil fired central heating and broadband is available.



KITCHEN DINING AREA

This is a warm and bright area of the home with a great selection of base and eye-level units, there is a tiled splash-back, tiled floor and recessed lighting.



LIVING ROOM

This is the largest of two reception rooms, there is a bay window to the front, a patio door to the side and glazed panel double doors off the hall.

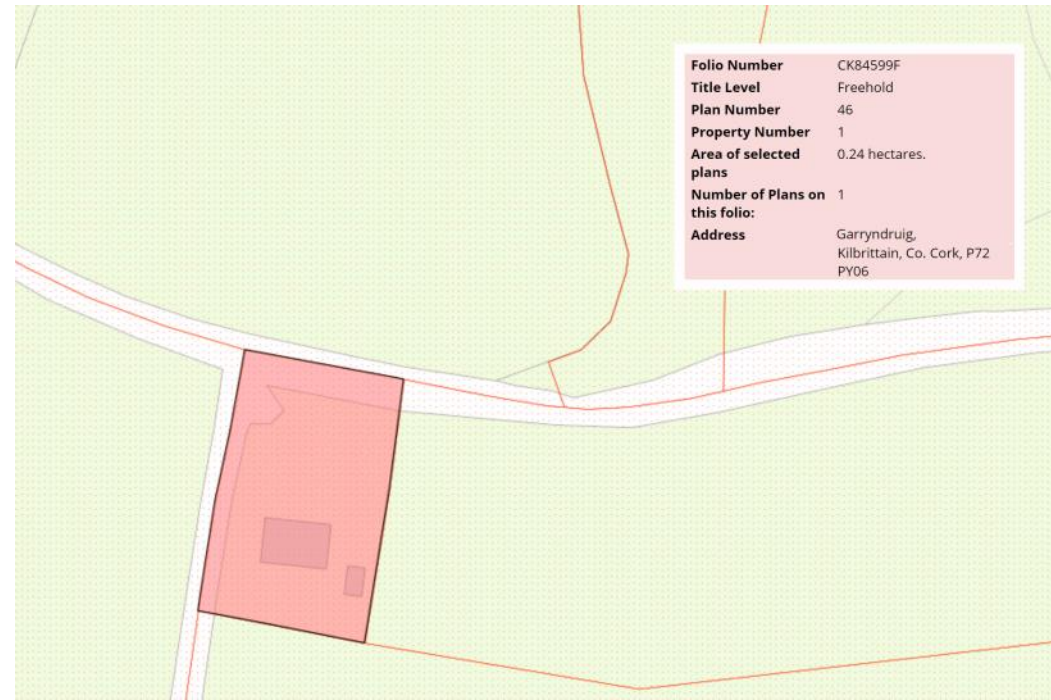
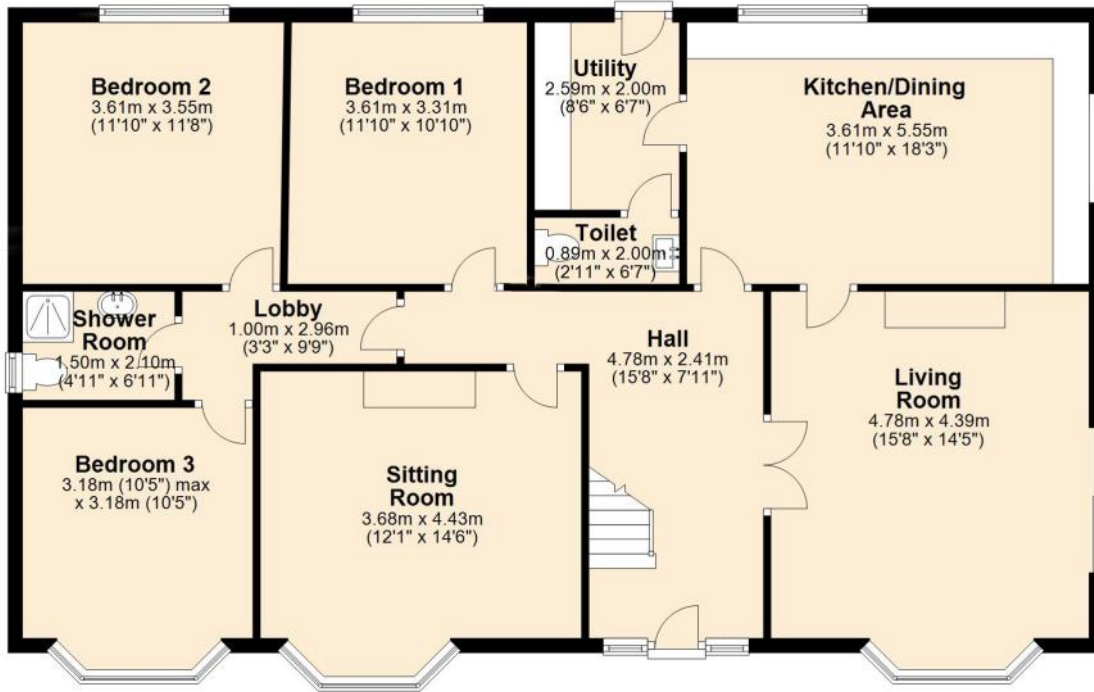


BEDROOM

Three of the five bedrooms are on the ground floor, this bedroom is to the front of the house with panoramic views across the valley from the window.

Ground Floor

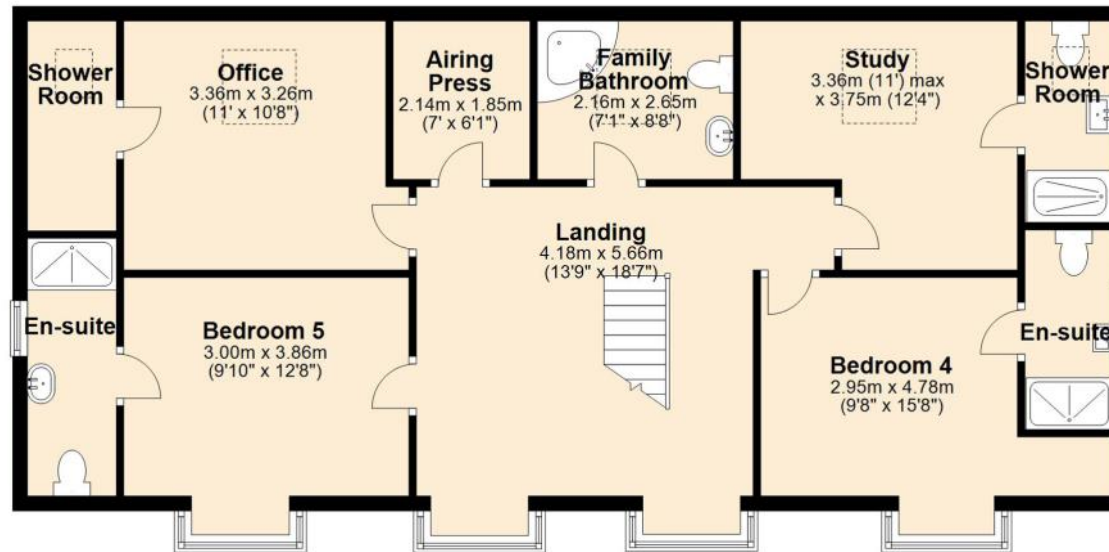
Approx. 125.8 sq. metres (1354.1 sq. feet)



Folio Number	CK84599F
Title Level	Freehold
Plan Number	46
Property Number	1
Area of selected plans	0.24 hectares.
Number of Plans on this folio:	1
Address	Garryndruig, Kilbriann, Co. Cork, P72 PY06

First Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



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

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