

**HENRY O'LEARY**

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

**AUCTIONEERS &  
REAL ESTATE AGENTS**

**WWW.HOL.IE**

Abbey Street, Timoleague, West Cork. P72 YX70

Prime village property offering over 2,000 sq. ft., rear parking and exceptional development potential, ideal for apartments, rental units or a live-and-work venture, with Vacant Property Refurbishment Grant eligibility up to €50,000.

Guide Price: €190,000



## GROUND FLOOR

**Retail Area:** 7.00m (23') x 5.15m (16'11")

**Utility Area:** 3.73m (12'3") x 2.46m (8'1")

**Working Area:** 4.28m (14') x 3.65m (12')

**Corridor:** 3.53m (11'7") x 0.90m (2'11")

**Toilet:** 1.45m (4'9") x 1.10m (3'7")

**Store room:** 2.33m (7'8") x 1.45m (4'9")

**Cold Room:** 3.44m (11'4") x 2.66m (8'9")

**Rear Hallway:** 5.45m (17'10") x 2.91m (9'7")

**Cold Storage:** 5.84m (19'2") x 1.45m (4'9")

## First Floor

**Bedroom 1:** 5.15m (16'11") x 3.56m (11'8") plus 0.06m (0'2") x 0.06m (0'2")

**Bedroom 2:** 5.15m (16'11") x 3.34m (10'11")

**Family Bathroom:** 3.92m (12'10") max x 2.25m (7'4") plus 0.06m (0'2") x 0.06m (0'2")

**Airing Press:** 1.30m (4'3") x 0.79m (2'7")

## Second Floor

**Lobby:** 1.52m (5') x 1.49m (4'11") plus 0.22m (0'9") x 0.22m (0'9")

**Open Plan Room:** 7.00m (23') x 2.87m (9'5")





Discover a rare opportunity with this former butcher shop and spacious overhead accommodation, offering more than 2,000 sq. ft. of adaptable space in the heart of a welcoming West Cork village. Full of character and promise, this property is ideal for those with vision, whether you dream of a spacious family home, stylish apartments, or a dynamic live-and-work residence.

The generous floor plan invites creativity. Picture light-filled rooms, original features thoughtfully restored, and a warm and inviting home where family and friends can gather in comfort. Alternatively, consider the potential for multiple rental units or a mixed-use development blending commercial and residential elements, the possibilities are as exciting as they are varied, subject to the necessary permissions.

A valuable asset is the rear off-street parking, a rare and highly sought after amenity in such a central location. The property also qualifies for the Vacant Property Refurbishment Grant, with up to €50,000 available to eligible applicants, significantly enhancing the financial appeal of renovation or redevelopment.

Enjoy the ease of village life with everything you need just a short stroll away, the local shop, school, restaurants, and welcoming pubs are all close at hand. For wider connections, Clonakilty is only 10 km away, Bandon 15 km, and the vibrant coastal town of Kinsale just 27 km.

**Services:** Mains water, mains sewage, electricity and broadband is available.



### **FRONT ROOM/RETAIL AREA**

This is a large room that covers the entire width of the building, there is a door and two display windows facing the street, the floor is tiled.



### **REAR HALLWAY**

With direct access from the drive-in rear parking area, this is the main access to the first floor accommodation, this area is just single storey.

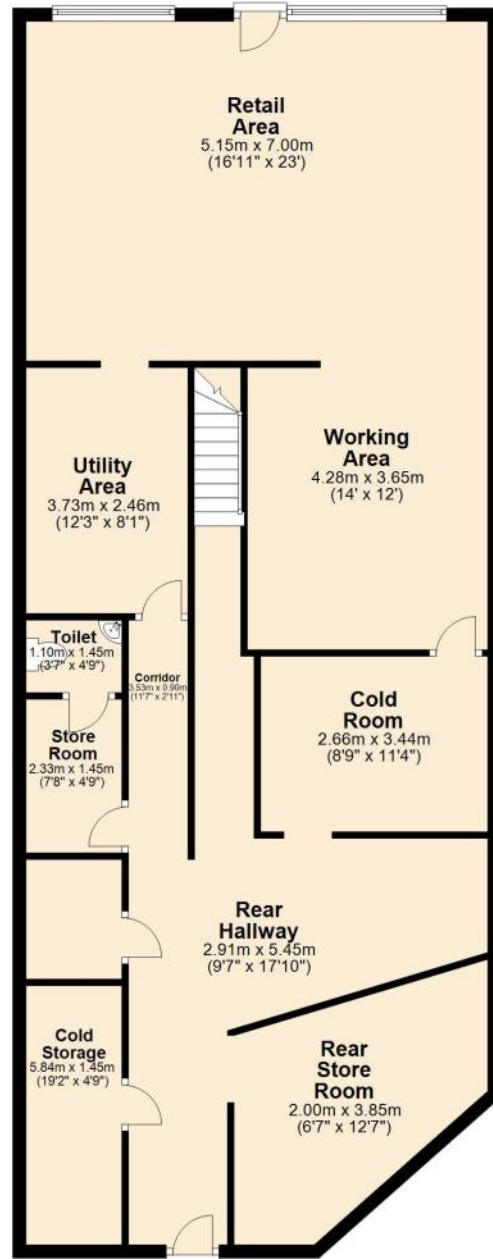


### **BEDROOM 1**

Positioned on the middle floor, this is one of two bedrooms on this floor, both bedrooms have windows to the front and rear, the floor is solid timber.

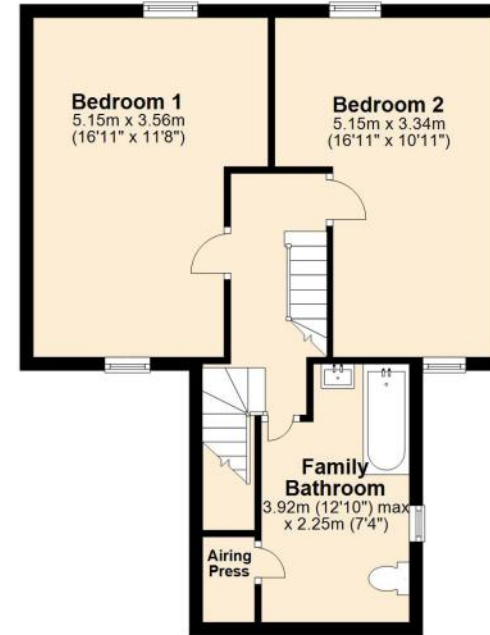
### Ground Floor

Approx. 126.8 sq. metres (1364.6 sq. feet)



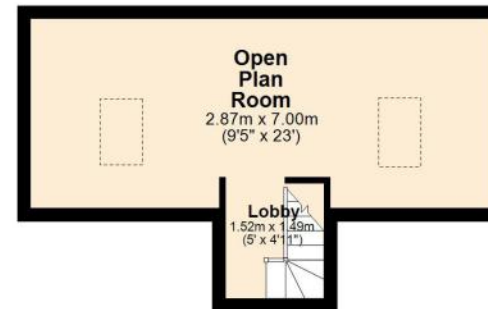
### First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



### Second Floor

Approx. 21.8 sq. metres (234.5 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

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

