

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
O'Neill



Spindel Wood, Dromkeal,
Ballylickey, Co. Cork, P75 WR88.

BER C3

sherryfitz.ie



Attractive bungalow residence occupying a generous site of 0.64 acres approximately in the highly sought-after area of Ballylickey, West Cork. This detached four-bedroom bungalow offers spacious family accommodation with exceptional potential in one of the region's most desirable residential locations.

Extending to approximately 143.9 sq.m. (1,549 sq.ft.), the accommodation is both spacious and well designed. An entrance porch opens into a welcoming hallway, which provides access to all of the principal rooms. To the front of the property is a generous sitting room featuring an open fireplace, while a separate living room to the rear enjoys direct access to the bright sun room, creating a wonderful space for relaxing or entertaining while overlooking the gardens. The kitchen is centrally positioned and is complemented by a practical utility room with its own external access, providing excellent storage and laundry facilities.

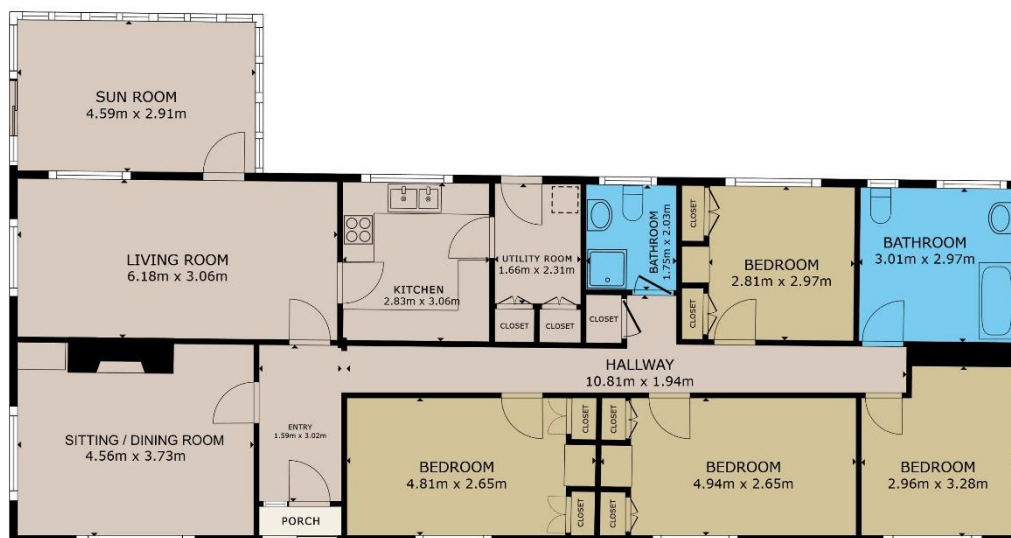
There are four well-proportioned bedrooms, three benefiting from built-in wardrobes. A family bathroom and separate shower room provide excellent convenience for modern family living.

Outside, the property stands on mature grounds extending to approximately 0.64 acres, offering an abundance of outdoor space for gardening, recreation or simply enjoying the tranquility of the surrounding countryside. There is a garden shed on site. The generous site also offers excellent scope for further landscaping or enhancement, subject to the necessary planning permissions.



Ideally situated just a short drive from the vibrant market town of Bantry, Ballylickey is renowned for its spectacular scenery, coastal beauty and excellent amenities. The property enjoys the perfect balance of peaceful countryside living while remaining within easy reach of everyday conveniences. Cork City and Cork Airport are both approximately 90 minutes away, making this an ideal permanent residence, holiday home or investment opportunity.

This property offers a rare opportunity to acquire a spacious detached bungalow in one of West Cork's most desirable locations. While it would benefit from some upgrading and modernisation, its generous accommodation, mature site and exceptional setting provide the perfect foundation for creating a superb family home tailored to individual tastes. Properties in Ballylickey rarely come to the market, making this an opportunity not to be missed.



GROSS INTERNAL AREA

TOTAL : 143.93m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: C3
Cert No.: 107727356
EPI: 220.05 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie
rightmove.co.uk

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