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**AUCTIONEERS &  
REAL ESTATE AGENTS**

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Old Timoleague Road, Clonakilty, West Cork, P85 TV21

Enjoy the views of open fields while living right in town. This three-bedroom semi is a rare find, offering around 1.400sq. ft., of space, sunshine, and the best of both worlds.



**Guide Price: €420,000**



## Ground Floor

Entrance Hall 5.60m (18'4") max x 2.08m (6'10")

Living Room 4.81m (15'9") x 4.18m (13'9")

WC 1.85m (6'1") x 0.78m (2'7")

Kitchen/Dining Room 6.36m (20'10") x 3.87m (12'8")

Utility 3.24m (10'8") x 2.83m (9'3")

Sitting Room 3.02m (9'11") x 2.83m (9'3")

## First Floor

Landing 3.13m (10'3") x 0.88m (2'11")

Master Bedroom 3.07m (10'1") x 3.06m (10')

En-suite 3.37m (11'1") x 0.88m (2'11")

Walk-in Wardrobe 1.81m (5'11") x 1.19m (3'11")

Family Bathroom 3.06m (10') x 2.15m (7'1")

Bedroom 2 4.00m (13'1") x 3.03m (9'11")

Bedroom 3 4.00m (13'1") x 3.23m (10'7")



### Living Room

Positioned to the front of the house this is an elegant, welcoming space. A walk-in bay window overlooks the private parking area and allows natural light to flood in. At its heart sits a cast iron fireplace, complete with a fitted gas fire, adding both charm and warmth to the room.



### Kitchen Dining Area

Designed with both practicality and everyday living in mind, it is fitted with an excellent range of units and integrated appliances, it combines generous work surfaces with a clean, timeless finish. It flows naturally to the south-facing sitting area through wide openings, allowing light in.



### Master Bedroom

Positioned to the rear of the home and enjoying a wonderful outlook, with a large south-facing window framing views across open fields and towards the bay in the distance. Generous in proportion, it is enhanced by its own ensuite bathroom and a walk-in wardrobe.



Tastefully presented with three bedrooms and stretching to around 1,400 sq. ft., this home strikes that perfect balance between town and country. Out the back, green fields roll away as though you were miles from anywhere, yet out the front the town centre and all its conveniences are literally on your doorstep. Who says you can't have it all?

Set back from the Old Timoleague Road, with off-street parking adding a welcome layer of privacy, this is a home that feels quietly tucked away. From the street it's a semi, but from the back it's pure countryside, and that contrast is where the magic lies. A clever single-storey extension has transformed the south-facing side of the home, introducing light, space, and views that are simply uplifting. Two large sliding patio doors frame the fields beyond, filling the interior with sunshine and creating a sense of peace that's hard to imagine in such a central location.

Inside, the extra square footage is felt throughout but most noticeable downstairs, where two reception rooms and a generous kitchen dining area provide plenty of space for family life or entertaining friends. Step outside, and the low-maintenance rear garden has been fully paved, so you can spend your weekends relaxing with a glass in hand rather than wrestling with a lawnmower. Love the idea of country views but hate the long drive home? This home gives you both.

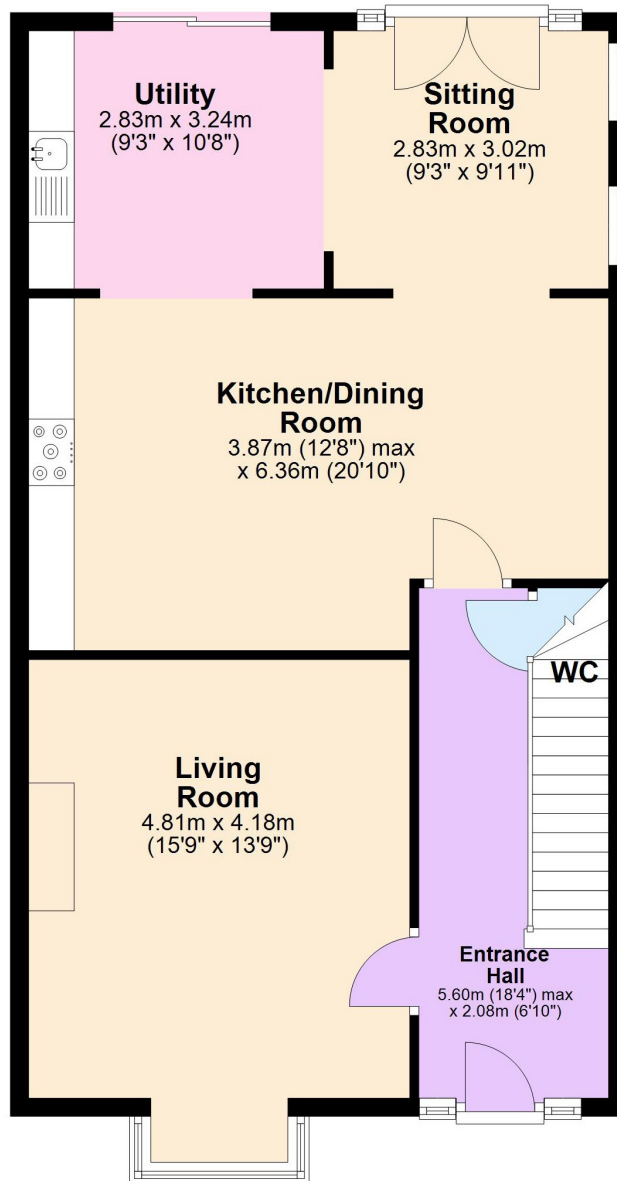
All in all, this is a home that offers a little bit of everything: space, light, views, and an enviable location. Whether you're young, old, or somewhere in between, it's the kind of place that makes everyday living just that little bit easier, and a whole lot more enjoyable.

**Services:** Mains water and sewage, electric heating and high speed broadband is available.



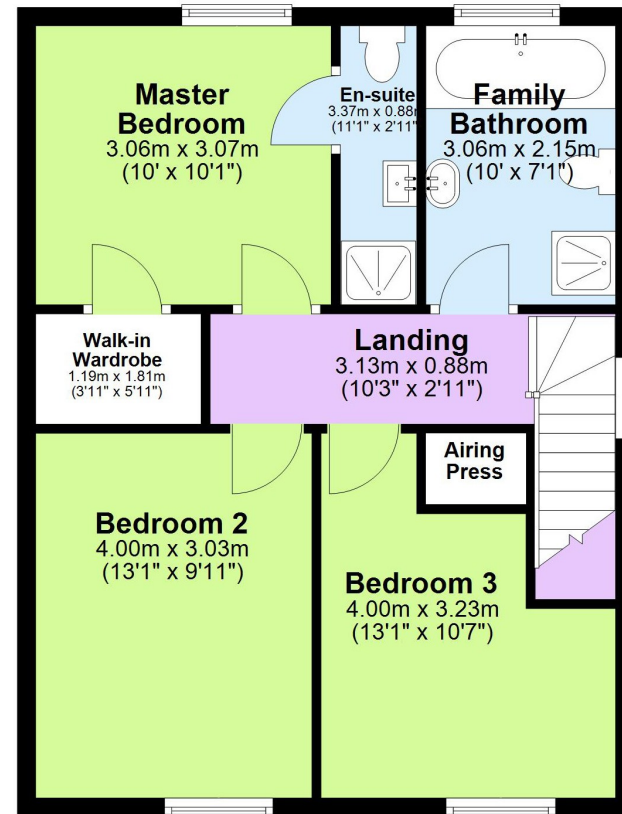
## Ground Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.4 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.

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