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**AUCTIONEERS &
REAL ESTATE AGENTS**

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*Brook House, Kildoe,
Dunmanway,
West Cork*

*By a gentle babbling brook
this is an amazing 4 bedroom
family home that will take
your breath away.*

Guide Price: €350,000



GROUND FLOOR

ENTRANCE HALL 6.19m (20'4") x 2.61m (8'7")

SITTING ROOM 4.34m (14'3") x 3.60m (11'10")

LIVING ROOM 4.40m (14'5") x 4.20m (13'9")

KITCHEN_DINING_AREA 6.82m (22'4") x 3.60m (11'10")

SUN ROOM 4.83m (15'10") x 2.57m (8'5")

DINING ROOM 4.40m (14'5") x 2.90m (9'6")

UTILITY ROOM 2.41m (7'11") x 2.25m (7'4")

SHOWER ROOM 1.98m (6'6") x 1.39m (4'7")

TOILET 1.45m (4'9") x 1.39m (4'7")

FIRST FLOOR

LANDING 3.43m (11'3") x 3.00m (9'10")

MASTER BEDROOM 4.72m (15'6") x 4.40m (14'5")

EN-SUITE BATHROOM 2.38m (7'10") x 1.68m (5'6")

WALK-IN_WARDROBE 2.57m (8'5") x 1.47m (4'10")

BEDROOM 2 5.01m (16'5") x 4.14m (13'7") max

WALK-IN_WARDROBE 2.03m (6'8") x 1.86m (6'1")

EN-SUITE BATHROOM 2.03m (6'8") x 1.68m (5'6")

AIRING PRESS

BEDROOM 3 4.40m (14'5") x 3.16m (10'4") max

EN-SUITE BATHROOM

BEDROOM 4 4.38m (14'5") x 2.87m (9'5")

DETACHED DOUBLE GARAGE 6.00m X 6.00m

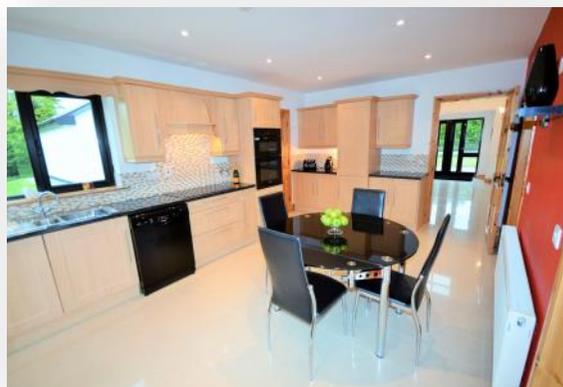


Built and finished with a generous budget, this stunning home has the substance to support the style, it has been beautifully constructed on a fabulous site with a slow flowing stream on the inside boundary. With all the hard work done and everything finished to the highest possible standards, this must see property really is the best way to get your dream home without having the hassle of building. It was acquired by a young family who returned from Australia two years ago, but as amazing as this home is, it has not been able to stop them from returning to the land down under. With 2,500 sq. ft. of floor space which includes 2 reception rooms, a dining room and sun room this home will cater for the needs of most families.



On the first floor there are 4 double bedrooms and 4 bathrooms. Outside is just as impressive with a large double garage, a polytunnel, a garden shed and raised beds. The location is also convenient being 4 miles from Dunmanway, 9 miles from Clonakilty and only 34 miles from Cork airport.

Services: Private well, bio cycle unit, oil fired central heating and broadband is available.



KITCHEN DINING AREA

This is a large room with a modern shaker style fitted kitchen, there is a large selection of base and eye-level units, integrated hob and oven, recessed ceiling lights and a tiled floor.



LIVING ROOM

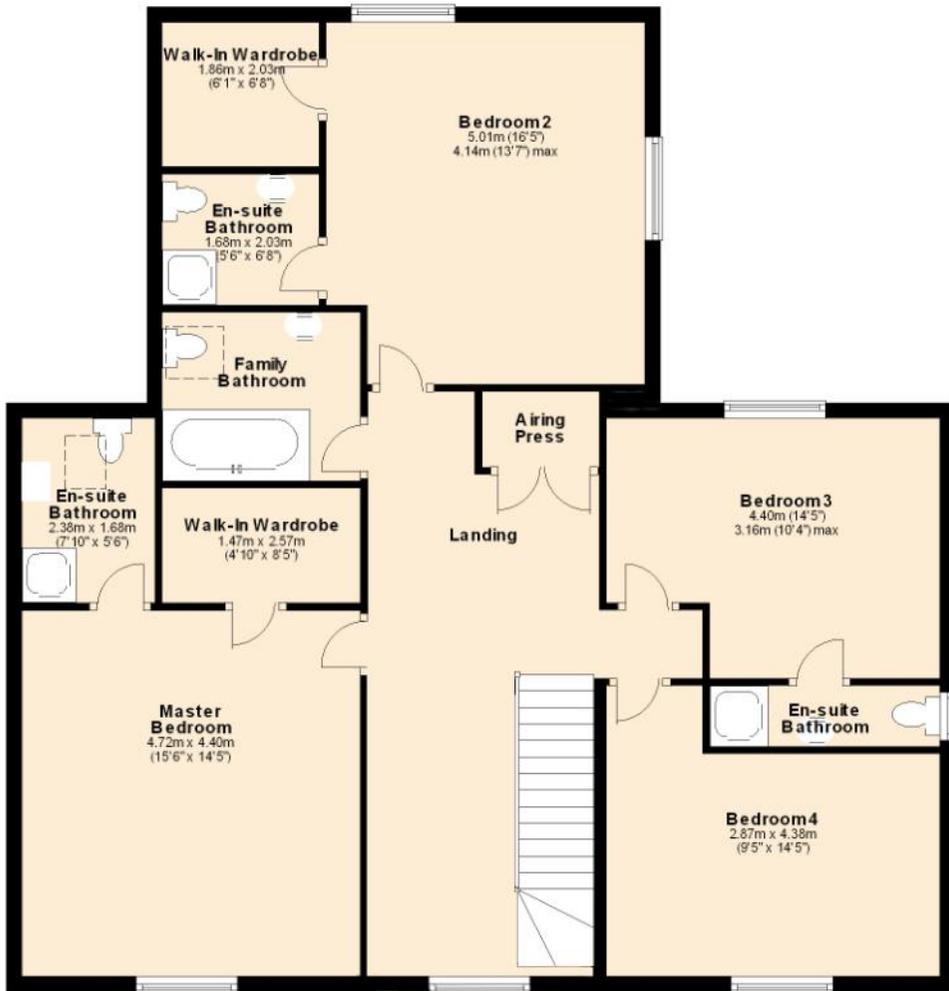
This is one of two reception rooms, it features a natural stone floor to ceiling fireplace, wooden flooring, there are wall lights fitted and there is a large window to the front.



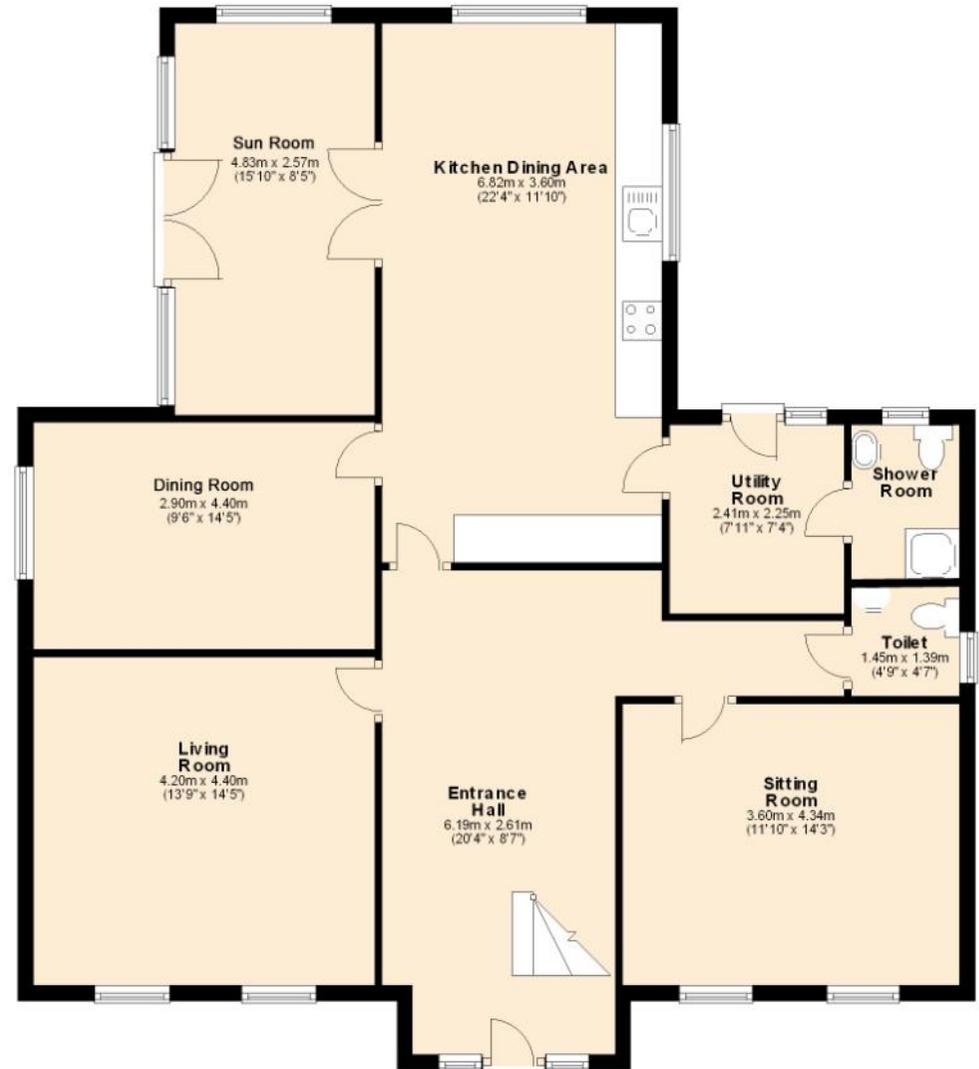
MASTER BEDROOM

This is one of four first floor double bedrooms, it is a spacious room with solid timber floors, there is a window to the front, a large walk-in wardrobe and an ensuite bathroom off.

First Floor



Ground 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.

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