

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE



Littlebrook Down, Farranlough, Newcestown,
Bandon, West Cork, P72 E298

Luxury 4 bed bungalow with a double garage attached,
on a beautifully landscaped site of just over 1 acre.

Guide Price: €579,000

FLOOR PLAN DETAILS

Entrance Hall: 6.55m (21'6") x 4.77m (15'8")

Living Room: 5.97m (19'7") x 4.61m (15'1")

Dining Room: 4.79m (15'9") x 4.15m (13'7")

Kitchen: 5.94m (19'6") x 4.44m (14'7")

Breakfast Area: 2.65m (8'8") x 2.36m (7'9")

Sun Room: 4.76m (15'7") x 2.55m (8'4")

Utility Room: 4.44m (14'7") x 4.10m (13'5")

Airing Press: 1.98m (6'6") x 1.98m (6'6")

Toilet: 2.02m (6'7") x 0.95m (3'1")

Boiler Room: 1.40m (4'7") x 1.18m (3'10")

FLOOR PLAN DETAILS

Bedroom 1: 4.77m (15'8") max x 4.30m (14'1")

Family Bathroom: 4.77m (15'8") x 2.62m (8'7")

Bedroom: 2 4.77m (15'8") x 3.48m (11'5")

En-suite: 4.77m (15'8") x 1.20m (3'11")

Master Bedroom: 5.02m (16'6") x 4.80m (15'9")

En-suite: 4.80m (15'9") x 1.20m (3'11")

Bedroom 4/Office: 4.42m (14'6") x 3.61m (11'10")

Garage: 5.85m (19'2") x 5.83m (19'2")

Toilet: 1.63m (5'4") x 1.04m (3'5")



The quality is indisputable, the design amazing and the glorious sense of openness, light and space are truly breath-taking. This Canadian inspired design offers an exceptional opportunity to acquire a magnificent family home, which is tastefully presented. Designed with an abundance of space, proportions are generous with a focus on entertaining and privacy. It has been built with attention to detail and no expense spared. It now offers the ultimate family lifestyle with undeniable quality and comfort in a bungalow style home which extends to 3,140sq. ft. There are 3 reception areas included in the accommodation,



the fourth bedroom is currently being used as an office and there is a large double garage attached. The mature site is slightly elevated and beautifully landscaped, there is a gated entrance with a tarmac drive leading to the home. Newcestown is 4km away, Bandon is 6.5km away and Cork city and airport are approx. 30km away.

Services: Private well, septic tank and gas fired central heating.



KITCHEN DINING AREA

This is the largest room in the house, the oak kitchen is beautifully crafted with a large selection of base and eye-level storage units, lighting is recessed and the floor is tiled, the breakfast area, dining room and sunroom are off.



LIVING ROOM

This is another large room with double doors opening from the entrance hall, the large bay window to the front looks on to the front lawn, there is a gas fire fitted in the fireplace, timber flooring and recessed lighting fitted.

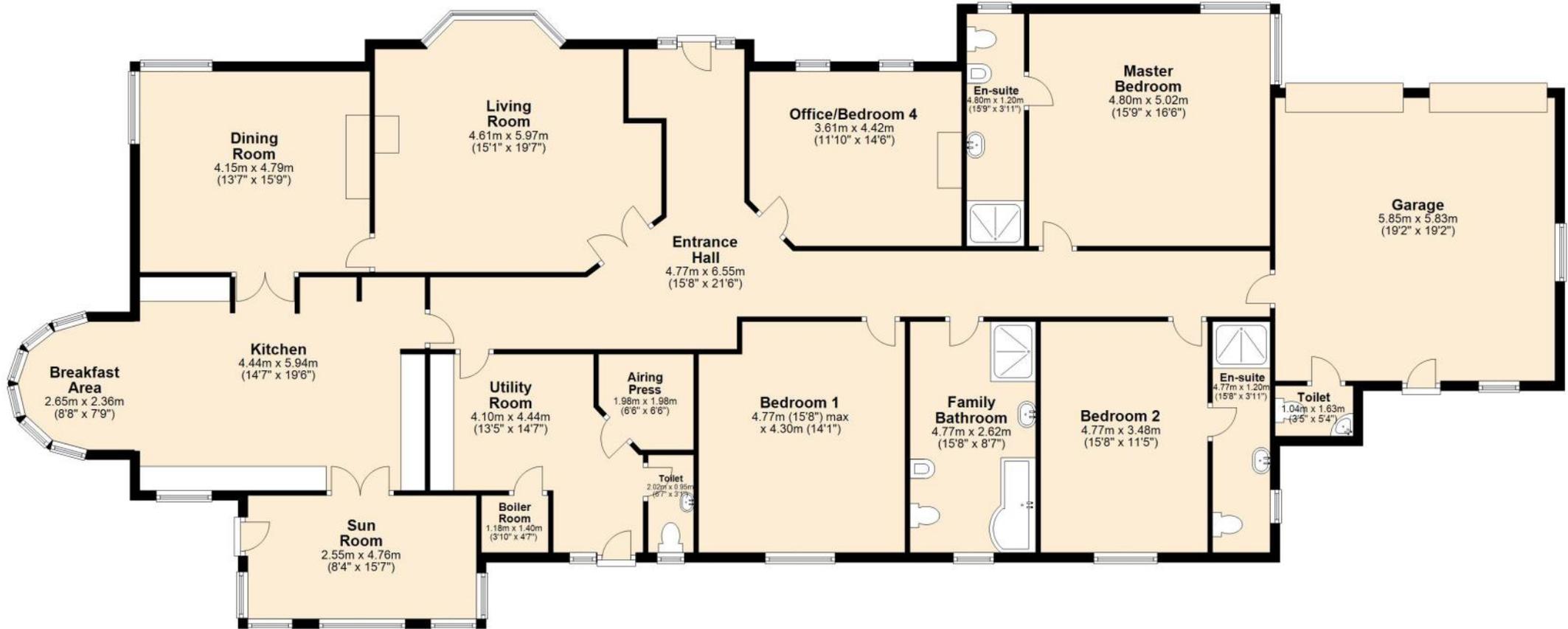


MASTER BEDROOM

The master bedroom is generously sized with a large corner window an eye catching feature, there is a large floor to ceiling wardrobe fitted, the flooring is timber and there is also an ensuite bathroom off.

Floor Layout

Approx. 291.6 sq. metres (3139.1 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

