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40 Páirc Na Fána, Union Hall, West Cork, P81 P732

Harbour village living at its finest, a beautifully finished three-bedroom home in Union Hall, where modern comfort, private garden space and West Cork coastal charm come together effortlessly.

Guide Price: €390,000





## Ground Floor

Entrance Hall: 3.45m (11'4") x 2.20m (7'3")

Living Room: 7.08m (23'3") x 3.97m (13')

Kitchen/Dining 4.85m (15'11") x 3.54m (11'7")

Bathroom 1.95m (6'5") x 1.43m (4'8")

## First Floor

Landing: 4.62m (15'2") x 4.16m (13'8")

Master Bedroom 3.47m (11'5") x 2.93m (9'7")

En-suite: 3.27m (10'9") x 0.87m (2'10")

Bedroom 2: 3.53m (11'7") x 2.99m (9'10")

Bedroom 3: 3.54m (11'7") x 3.52m (11'7")

Family Bathroom: 2.82m (9'3") x 1.92m (6'3")



### Living Dining Area

This area is a beautifully bright and generous room, finished with warm timber flooring and a calm, contemporary style. A fitted stove set within an elegant fireplace creates a cosy focal point, while the dual aspect and glazed door to the garden bring in excellent natural light and provide an easy connection to the outdoor space.



### Kitchen Area

The kitchen is bright and inviting, with warm timber units, polished granite worktops and a central unit that combines a breakfast bar on one side with useful storage on the other. A large window frames views over the enclosed rear garden, while the glazed door opens directly onto the patio and lawn.



### Master Bedroom

The master bedroom is a bright and restful room, positioned to the west to enjoy the evening sun. Warm timber flooring, soft neutral finishes and a well-proportioned layout create a calm and comfortable feel, while the ensuite bathroom adds welcome convenience. It is one of three bedrooms on the first floor.

Set above the harbour in the heart of Union Hall, Number 40 Páirc Na Fána is a beautifully presented three-bedroom mid-terrace home within an exclusive development in one of West Cork's most picturesque coastal villages. Occupying an elevated position at the upper end of the site, it combines a wonderful village setting with modern comfort, private parking and a sheltered rear garden.

Number 40 forms part of an attractive terrace of just five homes and has been maintained to an excellent standard throughout. The house faces west to the front, where there is paved private parking for two cars and low-maintenance planting. To the rear, the fully enclosed garden enjoys a pleasing sense of privacy, with a lawn, patio area and pedestrian access.

The interior is bright, fresh and stylish, with a calm contemporary finish that makes the house feel immediately welcoming. The entrance hall sets the tone, with tiled flooring, natural timber doors and a lovely sense of light. The ground floor layout works very well, with the kitchen positioned to the rear and the living and dining room extending across the opposite side of the house.

The kitchen is filled with natural light from a large window overlooking the garden towards the village, while a glazed panel door opens directly onto the paved patio and lawn. It is a well-designed and practical space, with excellent storage, generous worktop space and a natural connection to the garden.

The living and dining room is particularly appealing, offering a generous dual-aspect space that feels both comfortable and elegant. A feature fireplace with fitted stove creates a warm focal point, while the glazed door to the garden allows the room to connect easily with the outdoor space.

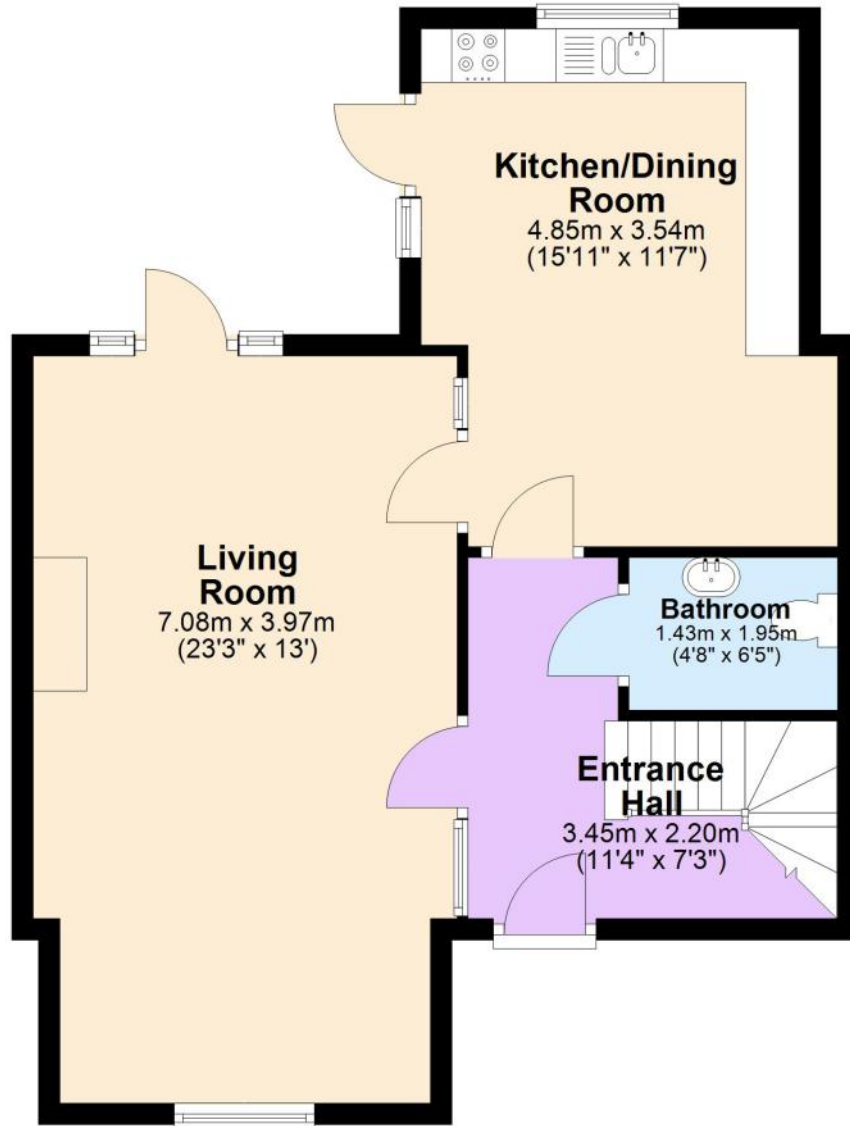
Upstairs, the master bedroom is positioned to enjoy the evening sun and includes a well-appointed ensuite bathroom. Two further bedrooms and a family bathroom complete the accommodation, giving the house a balanced and practical layout suitable for family living, guests or remote working.

Union Hall is a highly regarded fishing village set on the shores of Glandore Harbour, with a strong coastal character and welcoming village atmosphere. The property is within easy walking distance of the village centre, harbour, supermarket, cafés and restaurants. Glandore is approximately 2.5km away, Skibbereen is 10km, and Cork city and airport are around 70km.

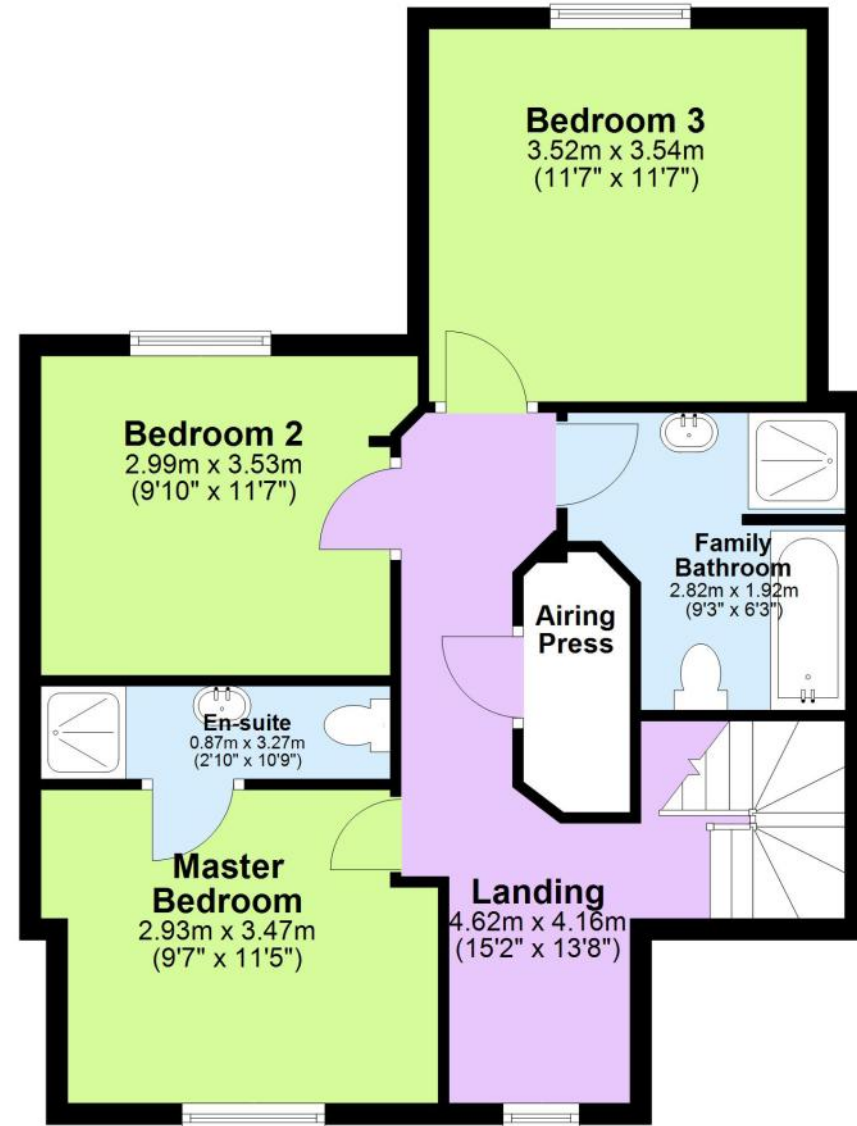
**Services:** Mains water and sewage, oil fired central heating and high speed broadband is available.



## Ground Floor



## First 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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