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**AUCTIONEERS &  
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**Shanacrane East, Dunmanway,  
West Cork, P47 YY89**



**Nearly new 4 bedroom detached family home,  
in a picturesque peaceful rural setting.**

**Guide Price: €380,000**

## Ground Floor

**Entrance Hall:** 7.38m (24'3") x 2.37m (7'9")

**Living Room:** 4.51m (14'9") x 4.50m (14'9")

**Kitchen Dining Area:** 8.00m (26'3") x 4.80m (15'9")

**Utility:** 2.28m (7'6") x 1.87m (6'2")

**Shower Room:** 2.28m (7'6") x 1.92m (6'4")

**Bedroom 1:** 3.40m (11'2") x 2.98m (9'9")

## First Floor

**Landing:** 4.70m (15'5") x 3.00m (9'10")

**Family Bathroom:** 4.20m (13'9") x 2.00m (6'7")

**Master Bedroom:** 5.17m (16'11") x 4.28m (14')

**En-suite:** 2.33m (7'8") x 1.86m (6'1")

**Walk-in Wardrobe:** 2.33m (7'8") x 2.01m (6'7")

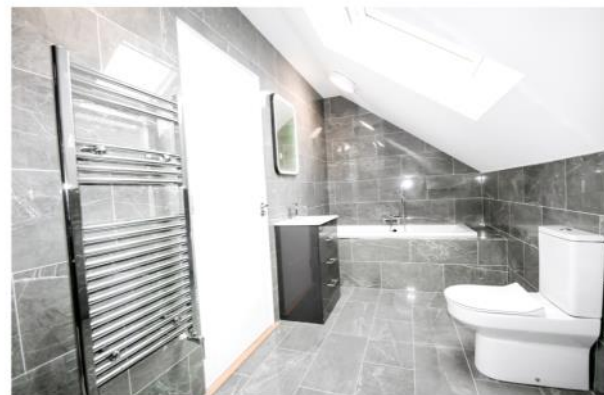
**Bedroom 3:** 3.51m (11'6") x 3.31m (10'10")

**Bedroom 4:** 4.51m (14'9") x 3.30m (10'10")



This 4-bedroom detached family home is nestled in the picturesque landscape of rural Dunmanway, where tranquility meets modern comfort, it is situated on a level site among the heather-scented hills to the north of Dunmanway, this nearly new residence offers a serene escape while still maintaining convenient access to essential amenities. With approximately 1,900 square feet of floor space, this meticulously crafted home offers quality craftsmanship and attention to detail at every turn. There is a seamless blend of contemporary design and timeless elegance. The ground floor features sleek polished concrete floors that exude a sense of sophistication while providing durability and easy maintenance and makes the most of the underfloor heating.

The kitchen dining area is the heart of the home, a place where modern taste meets functionality in a spacious open plan layout. Bathed in natural light streaming through expansive windows, this inviting area has a built-in kitchen with a sleek quartz worktop which offers durability and plenty of space to work. Despite its idyllic rural setting, this exceptional home offers the convenience of being just 21km from the sea at Ballylickey, allowing you to



enjoy the best of both worlds – a peaceful retreat in the countryside with easy access to coastal amenities. In summary, this stunning 4-bedroom family home offers a rare opportunity to experience the beauty of rural living without sacrificing modern comforts. With its impeccable design, scenic surroundings, and convenient location, it's truly a place to call home. Dunmanway town is just 9km away and Cork city and airport are just 60km away.

**Services:** Private well, septic tank, air to water under floor central heating and there is broadband available.



### **KITCHEN DINING AREA**

The kitchen is hand painted solid ash, with sleek dark tones that beautifully contrast with the airy ambiance. A striking quartz worktop anchors the space, offering both durability and elegance, while an extensive array of storage units and ample work-space ensure functionality.



### **LIVING ROOM**

The corner fireplace, nestled within a natural stone surround serves as the captivating focal point of the room. Underfoot, the flooring is semi solid offering both style and practicality. Its realistic wood appearance adds a touch of natural elegance to the room, it is also low maintenance.

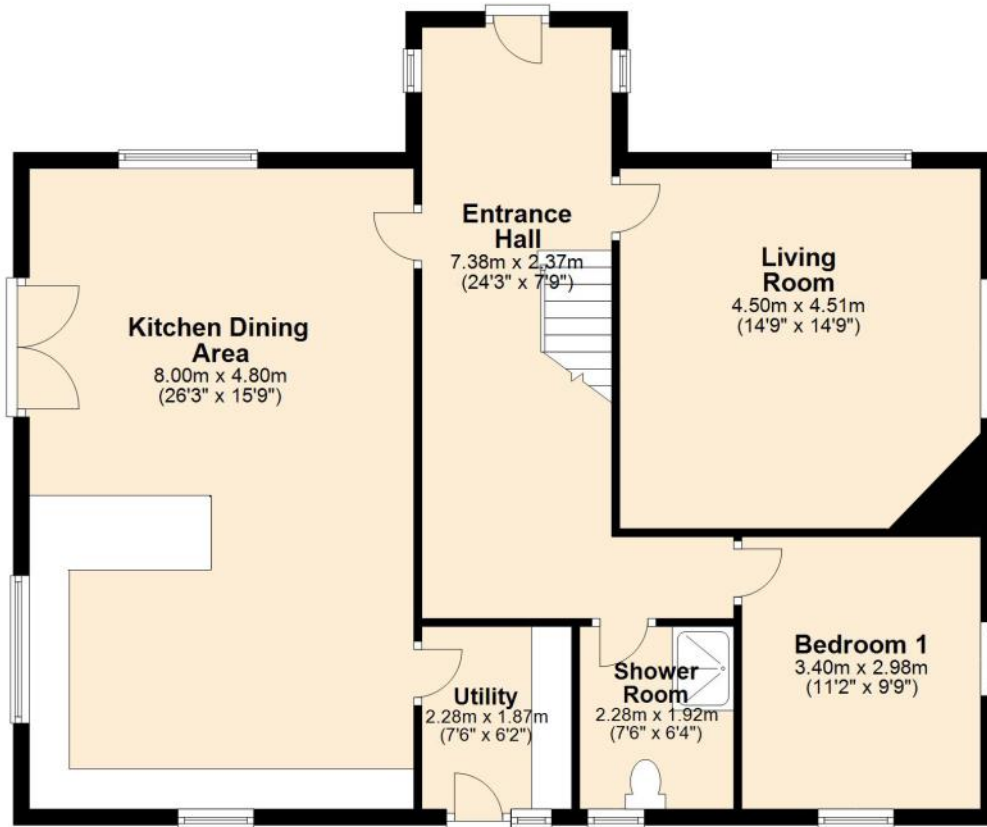


### **MASTER BEDROOM**

This is a generous sized room with ample space to move and unwind. The soft, neutral tones complement the natural light, enhancing the room's sense of brightness and serenity. An ensuite is positioned alongside the walk-in wardrobe which has custom shelving, drawers and hanging space.

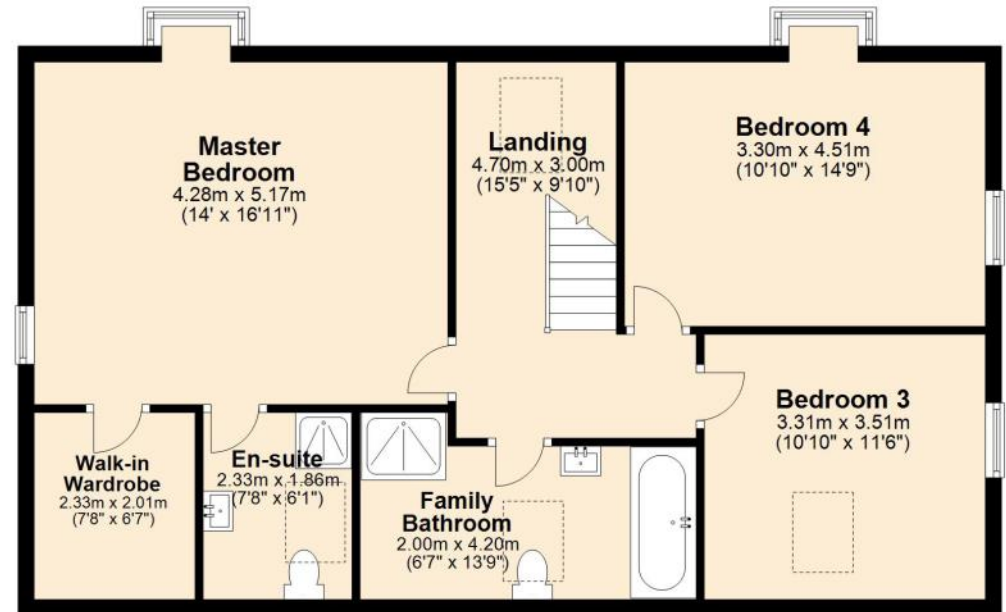
### Ground Floor

Approx. 99.2 sq. metres (1067.6 sq. feet)



### First Floor

Approx. 80.1 sq. metres (862.0 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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