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**14 The Pines, The Miles, Clonakilty,
West Cork, P85 DC93**

A striking five-bedroom A-rated home offering turnkey luxury, solar efficiency and a sun-filled south-facing garden, perfectly positioned within a mature development close to town, beaches and everyday amenities.

Ground Floor

Front Porch 1.88m (6'2") x 1.73m (5'8")

Entrance Hall 3.58m (11'9") x 1.00m (3'3")

Sitting Room 4.73m (15'6") x 4.37m (14'4")

Kitchen Dining Living Area 9.94m (32'7") x 4.06m (13'4")

Utility 2.46m (8'1") x 1.51m (4'11")

Bathroom 1.51m (4'11") x 1.35m (4'5")

Bedroom5/Office 3.91m (12'10") x 2.76m (9')

First Floor

Master Bedroom 4.73m (15'6") x 4.37m (14'4")

Walk-in Wardrobe 1.63m (5'4") x 1.46m (4'9")

En-suite 1.90m (6'3") x 1.67m (5'6")

Bedroom 2 3.91m (12'10") x 3.27m (10'9")

En-suite 2.87m (9'5") x 0.90m (2'11")

Bedroom 3 3.91m (12'10") x 2.00m (6'7")

Family Bathroom 2.76m (9'1") x 2.00m (6'7")

Bedroom 4 3.07m (10'1") x 3.06m (10'1")



Sitting Room

A bright and inviting front-facing sitting room, it is one of two reception areas in the home, featuring a cosy solid fuel stove with elegant surround. Finished in soft neutral tones with generous natural light and wooden flooring, it offers a comfortable and stylish space for relaxation and everyday living.



Kitchen Dining Area

A beautifully presented open-plan kitchen and dining area, filled with natural light and finished in soft neutral tones. The bespoke kitchen features a Rangemaster cooker and central island, while the dining space offers a stylish table with a built-in bench seat, ideal for everyday living and entertaining.



Master Bedroom

This superb bedroom is one of four on the first floor, it featuring a striking vaulted ceiling that enhances space and light, complemented by a feature arched window to the front. Generous in scale, it includes an ensuite, walk-in wardrobe and extensive built-in storage, creating a luxurious and practical retreat.

Some houses simply look well, others feel right, No. 14 manages to do both from the moment you arrive. Set within a mature and settled development on the outskirts of town, it offers that rare balance of space, privacy and everyday convenience, appealing equally to a growing family or to those seeking a more manageable yet generous home close to all amenities.

Extending to approximately 1,900 sq. ft., this A-rated detached residence has been thoughtfully upgraded in recent years to create a true turn-key opportunity. At the heart of the home lies a wonderfully bright open-plan kitchen, dining and living space, a room designed for both the rhythm of daily life and more relaxed, sociable occasions. A subtle split-level feature gently defines the living area, creating a cosy, slightly tucked-away feel while still remaining connected to the wider space. Two inset stoves add both warmth and atmosphere, ensuring the room is just as inviting on a winter's evening as it is on a long summer's day when both sets of patio doors are opened to the garden.

The kitchen itself has been recently upgraded with a keen eye for style and practicality, complemented by quality timber flooring and further enhanced by the addition of triple glazing where required. Overhead, 18 solar panels work quietly in the background, ensuring the home is as efficient as it is comfortable, a modern layer of practicality within an already welcoming setting.

Upstairs, four well-proportioned bedrooms and three bathrooms provide generous accommodation, while the fifth bedroom on the ground floor offers excellent flexibility, ideal as a home office, playroom or occasional guest room, depending on one's needs (or indeed one's stage of life).

To the rear, the south-facing garden is fully enclosed and enjoys sunlight throughout the day, a space that naturally lends itself to everything from quiet morning coffee to long, unhurried summer evenings. The generous patio flows seamlessly from the house, while a substantial 30 sq. m. Steeltec shed is neatly positioned in the corner, offering excellent storage or workspace.

To the front, a neatly paved driveway provides parking for three cars and includes an EV charging point, reflecting the home's thoughtful approach to modern living.

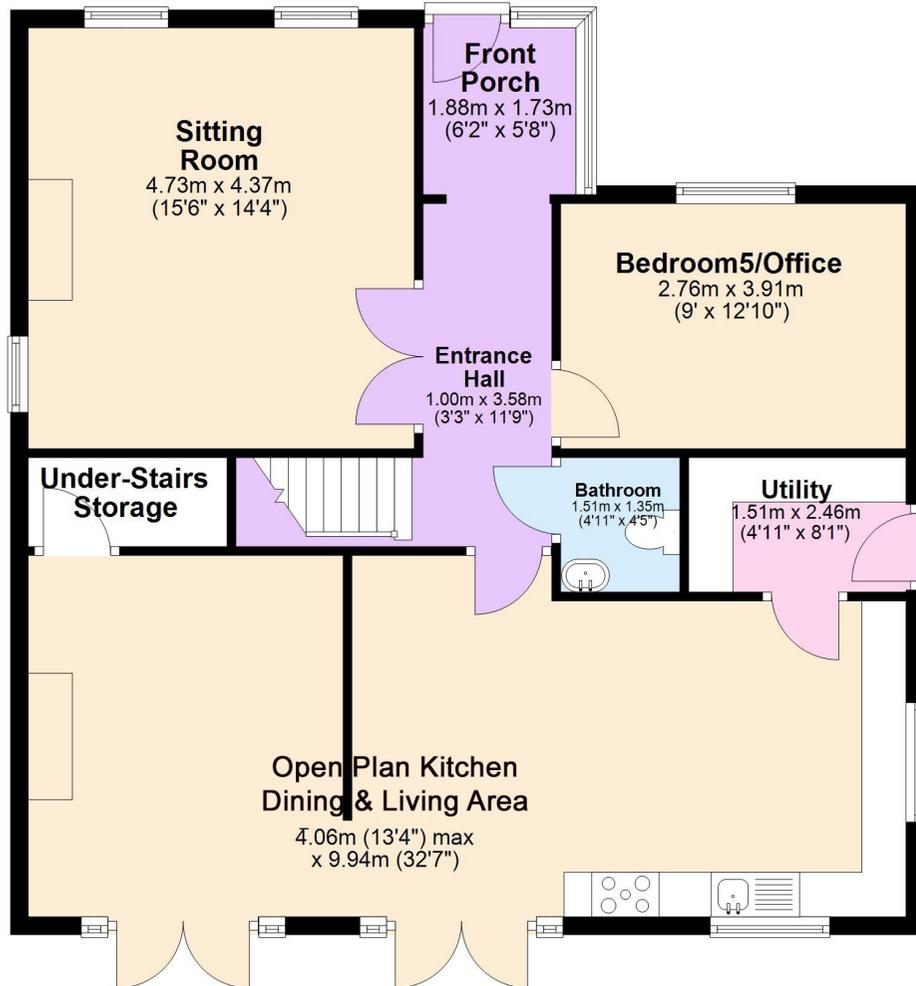
Positioned between the town centre and the GAA grounds, everyday amenities are within easy reach, while the ever-popular Inchydoney beach lies just 5 km away. Cork city and airport are also comfortably accessible.

It is the kind of home that quietly adapts to life as it changes, equally suited to busy family days as it is to a more relaxed pace in the years ahead.



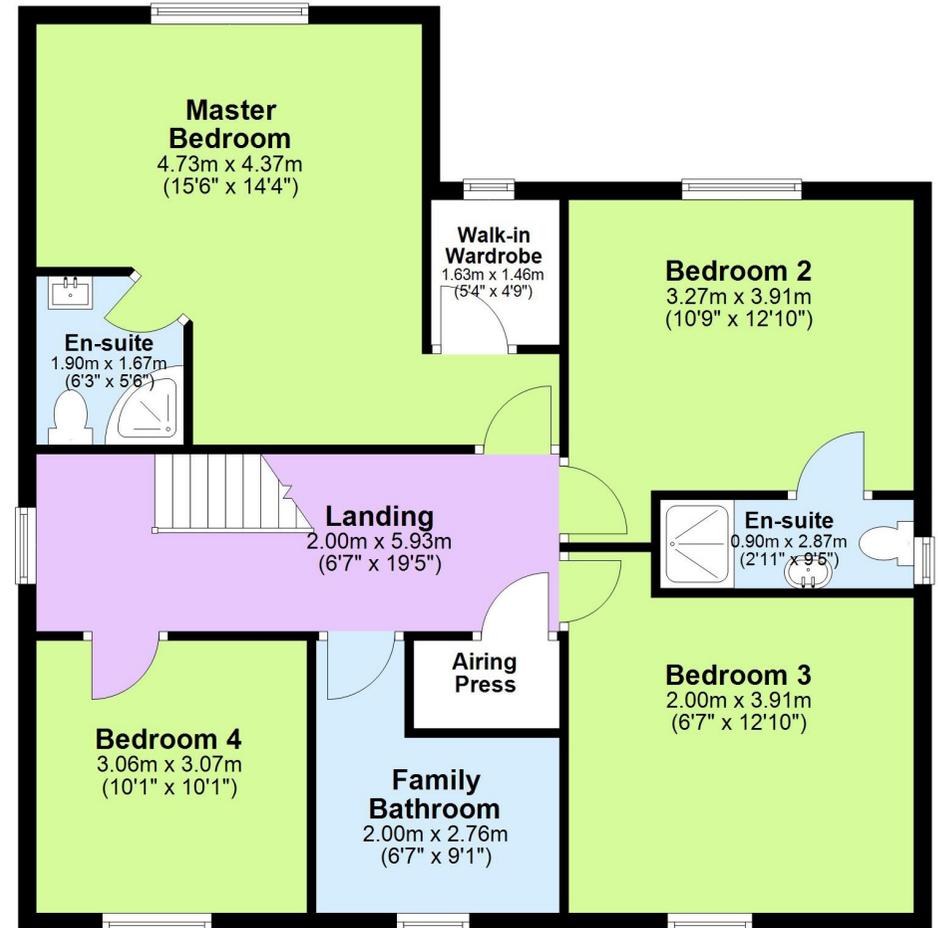
Ground Floor

Approx. 91.9 sq. metres (989.2 sq. feet)



First Floor

Approx. 88.0 sq. metres (947.2 sq. feet)



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