

**HENRY O'LEARY**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 88 35959

**AUCTIONEERS &  
REAL ESTATE AGENTS**

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## *1, 2 and 3 Bothar Na Sop, Innishannon Village*

*Deceptively spacious and so convenient, 4 & 5 bedroom A-rated homes ranging in size from 1600sq. ft. to 1850sq. ft., each house has direct access from the public road.*



*Guide Price: From €330,000*



## GROUND FLOOR

**ENTRANCE HALL** 5.27m (17'3") x 2.01m (6'7")

**TOILET** 1.56m (5'1") x 1.37m (4'6")

## STORAGE

**LIVING ROOM** 5.27m (17'3") x 3.27m (10'9")

**KITCHEN\_DINING AREA** 5.92m (19'5") x 4.27m (14')

## SECOND FLOOR

**BEDROOM 4** 6.66m (21'10") x 4.53m (14'10")

**STORE** 1.65m (5'5") x 1.29m (4'3")

## FIRST FLOOR

**LANDING** 3.88m (12'9") x 3.59m (11'9") max

**MASTER BEDROOM** 4.73m (15'6") x 3.07m (10'1")

**EN-SUITE BATHROOM** 2.23m (7'4") x 1.98m (6'6")

**BEDROOM 2** 3.12m (10'3") x 2.77m (9'1")

**FAMILY BATHROOM** 2.44m (8') x 1.97m (6'6")

**BEDROOM 3** 3.84m (12'7") x 2.74m (9') max





*An impressive blend of space, style and convenience, these beautifully built homes tick every box for a relaxed lifestyle, while a glance from the road would suggest that they are all very similar, that is only part of the story, the two end houses are 5 bedroom homes with a floor area of approx. 1850 sq. ft., the middle house is a 4 bedroom home with a floor area of approx. 1600 sq. ft., all the gardens are private and spacious but*

*number 3 has vehicular access to the rear and a considerably larger garden which extends to the side allowing plenty of space for a garage and extra parking. With mechanical ventilation heat recovery, triple glazing and an air to water heating system these homes are bang up to date.*



*For the home owner who wants direct access off the public road, there is no shared access here. With only 3 available, this is a fantastic opportunity for a privileged few to live just footsteps from the main street in a picturesque village setting and still be only 15 minutes from the city.*

***Services:** Mains water, mains sewage, air to water heating system and high speed broadband is available.*



### **KITCHEN DINING AREA**

*This is the largest room on the ground floor, it has a westerly aspect, lots of natural light and glazed panel double door opening on the very private and enclosed rear garden, the fitted kitchen is a shaker style with lots of base and eye-level storage units.*



### **LIVING ROOM**

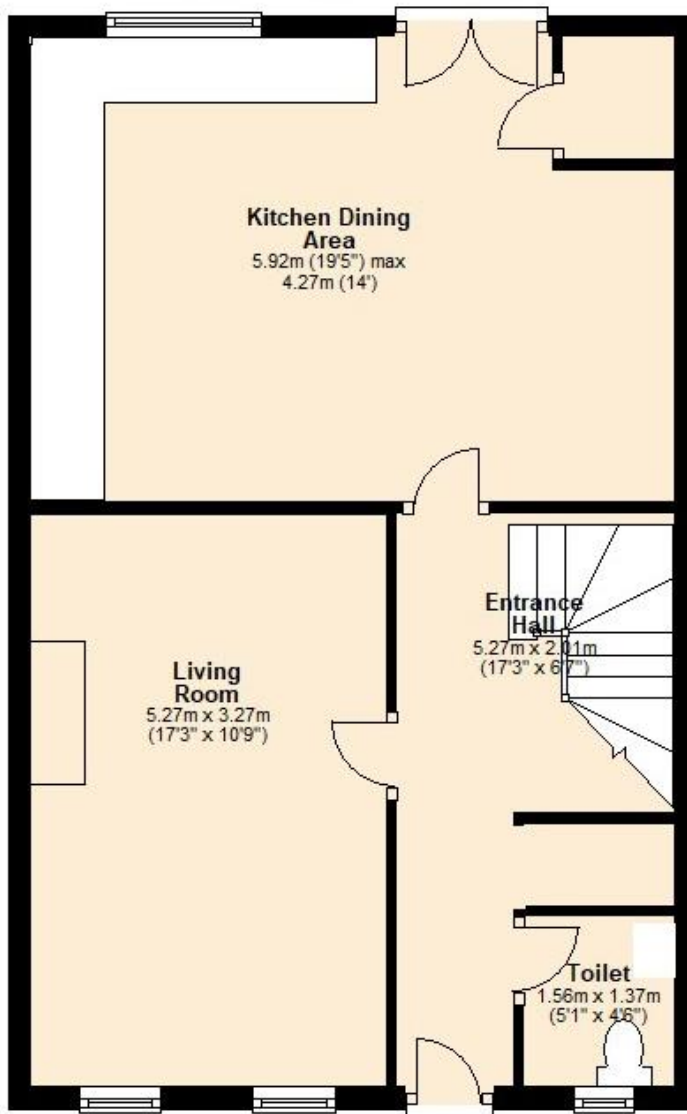
*Positioned to the front of the house, there are two windows looking on to the paved parking area, the finish on the floor is timber and the open fireplace is closed with a panel which can easily be removed to accommodate an energy-efficient stove if required.*



### **MASTER BEDROOM**

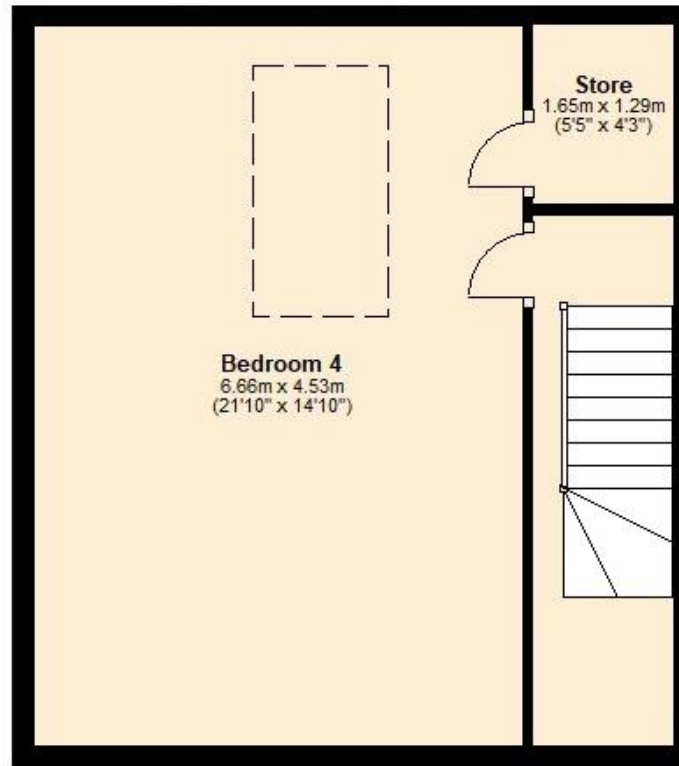
*While the largest bedroom in both the 4 and 5 bedroom homes is on the top floor, the master bedroom in both house types has an ensuite bathroom off. There is a large built in slide robe, two windows to the front and the floors have a timber finish.*

## Ground Floor

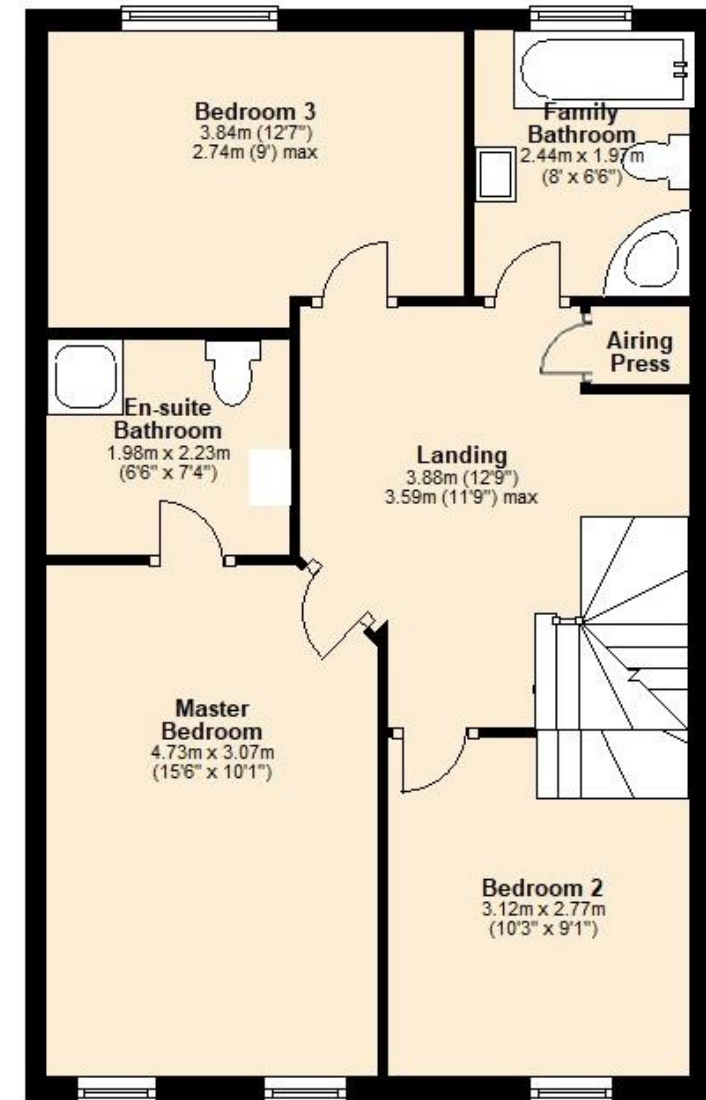


## Middle House Floor Layout 4 Bedroom - 1600sq. Ft.

## Second 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.

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

