

Ahalisky, Ballinascarthy, West Cork, P85 Y177



Tucked away on approximately 2 acres of mature gardens and enchanting woodland, this delightful three-bedroom bungalow combines privacy, charm and affordability in a truly magical setting, just minutes from Ballinascarthy, Clonakilty and the N71.

Guide Price: €225,000



### **Kitchen Dining Area**

A spacious open-plan kitchen and dining area thoughtfully arranged around a central chimney breast which creates distinct yet connected spaces. The fitted kitchen offers an excellent range of cream shaker-style units with generous worktop space, while the dining area enjoys a feature stone fireplace and ample room for family dining and entertaining.



### **Living Room**

A bright and generously proportioned dual-aspect reception room extending to approx. 27sq.m., flooded with natural light from large picture windows and French doors opening to the garden. A feature timber fireplace provides a central focal point, while double doors connect seamlessly with the kitchen/dining area, creating an excellent flow for both everyday family living and entertaining.



### **Master Bedroom**

This is a bright and comfortable double bedroom with a large window overlooking the rear garden and woodland. The room benefits from a fitted wardrobe providing excellent storage and is complemented by a fully tiled en-suite shower room comprising a shower cubicle, wash hand basin and toilet.

Tucked away in a wonderfully private setting just off the N71, this charming detached bungalow enjoys one of those increasingly rare locations where peace, nature and convenience come together in perfect harmony. Standing on approximately 2 acres, the property offers an enchanting mix of mature gardens, woodland and open space, creating a secluded haven that feels a world away from everyday life, yet is less than a minute from the main road.

The approach immediately hints at something special. Shared with just two neighbouring homes beyond, the setting is quiet and welcoming, while the bungalow itself sits on a slightly elevated site overlooking its own beautifully established grounds. To the front and side are generous lawned gardens, ideal for relaxing, entertaining or simply enjoying the ever-changing colours of the surrounding countryside.

Beyond the gardens lies the property's hidden treasure. Approximately one acre of mature woodland stretches gently towards a small river, with winding paths inviting leisurely walks beneath the trees. Adding to the charm is a section of the historic West Cork Railway Line, now reclaimed by nature and forming part of this truly unique setting. Whether you're an avid gardener, nature lover or simply someone who enjoys birdsong with a morning coffee, this is a property that encourages you to slow down and appreciate your surroundings.

Extending to approximately 100 sq.m. together with an attached single garage, the bungalow is filled with natural light thanks to its large picture windows, creating bright, welcoming living spaces throughout. Lovingly maintained and more recently enjoyed as a holiday home, it offers comfortable accommodation with excellent potential for a purchaser to personalise over time.

Perhaps the greatest attraction, however, is its versatility. Its attractive price point will appeal equally to first-time buyers seeking a home with character, retirees looking for a manageable property in a peaceful setting, or anyone searching for a country retreat without sacrificing accessibility.

Despite its wonderfully secluded atmosphere, everyday conveniences are all close at hand. Ballinascarthy village is just 1 km away, Clonakilty is 7 km, Bandon 11 km and Cork Airport approximately 40 km, making this an ideal base from which to enjoy the very best of West Cork.

Properties offering this combination of affordability, privacy and natural beauty seldom come to the market. This is more than a home, it is a place to unwind, explore and create lasting memories in a truly magical setting.





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