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**AUCTIONEERS &
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Dunworley, Butlerstown, Bandon, West Cork, P72 XK33

This four-bedroom bungalow on 1.46 acres enjoys sweeping views of Dunworley Bay, where the sound of rolling waves carries across the lawns, with only the public road between you and the sandy beach.



Guide Price: €425,000

Floor Plan

Hallway: 9.44m (31') x 1.25m (4'1")

Dining Room: 5.14m (16'10") x 3.38m (11'1")

Living Room: 4.43m (14'6") x 4.15m (13'7")

Kitchen: 2.80m (9'2") x 2.00m (6'7")

Toilet: 1.70m (5'7") x 1.32m (4'4")

Rear Porch: 1.70m (5'7") x 1.62m (5'4")

Bedroom 1: 3.92m (12'10") max x 3.28m (10'9")

Bedroom 2: 3.63m (11'11") x 3.28m (10'9")

Bedroom 3: 4.73m (15'6") x 2.54m (8'4")

Bedroom 4: 3.66m (12') x 2.80m (9'2")

Bathroom: 2.80m (9'2") x 1.69m (5'6")



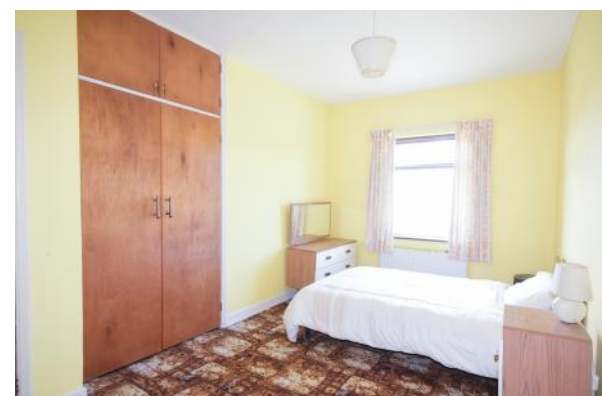
Dining Room

The dining room, positioned to the front of the bungalow, enjoys two west-facing windows framing views of the bay and entrance, complemented by a south-facing window for extra light. An open fireplace and simple decor create a bright, welcoming and versatile space.



Kitchen Dining Area

The living room, set to the rear of the bungalow, is a private and comfortable space with a large window overlooking the lawn and an additional south-facing window. A natural stone fireplace adds warmth and character, while the kitchen dining area adjoins seamlessly.



Master Bedroom

The master bedroom is positioned at the end of the corridor, offering privacy and comfort. A built-in wardrobe provides excellent storage, while a front-facing window frames views of the front lawn and the bay beyond. The room is bright and spacious and one of 4 bedrooms.

Set on a commanding 1.46-acre site, this four-bedroom bungalow offers an unrivalled coastal lifestyle with breathtaking, sweeping views of Dunworley Bay. From its prime position, you have front-row seats to the Atlantic's daily show, where the soothing sound of rolling waves is a constant and calming soundtrack that carries across the lawn. With only a quiet public road separating you from the golden sands, this home is close enough to hear the tide and feel the sea breeze, yet it's set back just enough to offer a sense of private tranquillity.

The bungalow, in its current unextended form, provides approximately 1,420 sq. ft. of versatile living space, featuring two reception rooms and four bedrooms. This presents a unique opportunity, as its unextended state means a new owner can take full advantage of permitted development rules, allowing for an addition of up to 40 sq. m. without the need for planning permission (subject to conditions). Given the generous plot size and extensive road frontage, this property will accommodate even the boldest of architectural dreams, offering ample scope to create a truly bespoke coastal residence.

A path with steps almost directly opposite the property leads you straight to the beach, where you can walk the sands, feel the cool water, and watch the sun make its journey across the sky from dawn to dusk. This is a rare combination of position and potential, a property that can be enjoyed as it stands, charming, simple, and perfectly positioned, or transformed into a bespoke seaside retreat worthy of its setting. Whether you long for a permanent residence infused with salt air and sea views or a weekend escape where time slows to the rhythm of the tide, this home offers both.

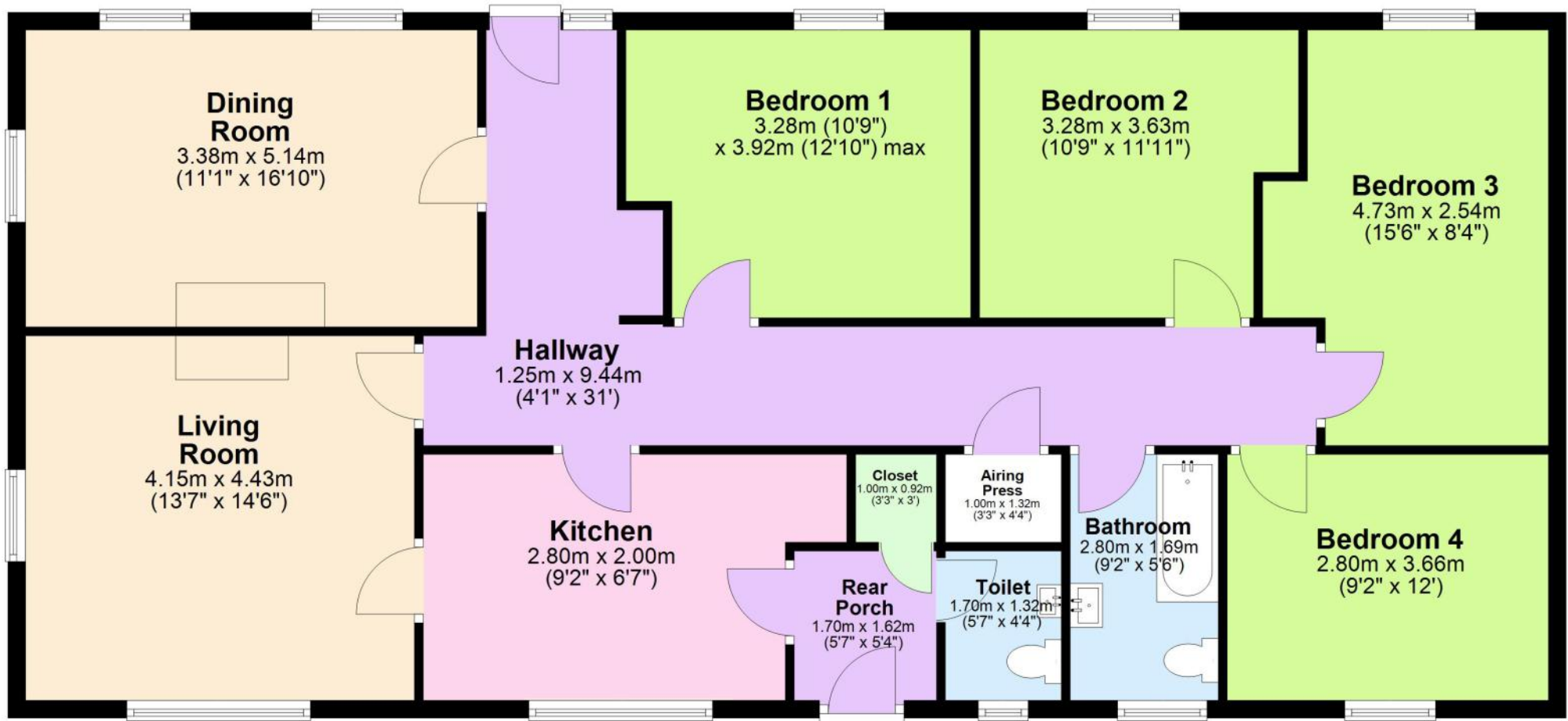
All of this comes with convenience close at hand. Butlerstown village lies just 3km away, Timoleague 7km, Clonakilty 13km, Bandon 22km, and the vibrant harbour town of Kinsale only 30km. For wider connections, Cork city and airport are approx. 50km, far enough to keep this sanctuary peaceful, yet close enough to make everyday life and travel seamless.

Services: Mains water, septic tank and high speed broadband is available.



Ground Floor

Approx. 132.2 sq. metres (1423.0 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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