

For Sale

Asking Price: €295,000

Sherry
FitzGerald
O'Neill



3 Church Road, Clontaff, Union Hall,
Co Cork. P81 HK59

BER C1

sherryfitz.ie



A pristine four-bedroom terraced home, centrally located within the sought-after West Cork village of Union Hall. This property is in immaculate decorative order, providing a rare combination of village convenience and modern family comfort.

The property is modernised throughout and features double-glazed uPVC windows and efficient heating. It is spacious (approx. 111.79 sq. m. / 1,200 sq. ft.) and versatile, particularly due to the presence of a ground floor ensuite bedroom.

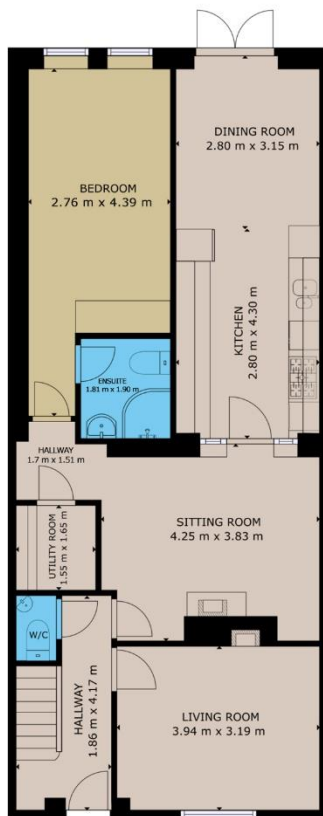
On the ground floor a welcoming entrance hall features a ground floor wc off. A bright living room is located to the front of the house with an open fireplace and large window overlooking the green. A second substantial reception room makes a perfect lounge or TV room. A long, light-filled modern kitchen with extensive worktops flows seamlessly into a dedicated dining area, which features double doors opening directly to the garden. A large bedroom positioned at the rear has an ensuite with shower, making it perfect for multi-generational living, guests or use as a quiet study.

Upstairs a master double bedroom is located at the rear of the property. Two further generous bedrooms and a family bathroom complete the upstairs accommodation.

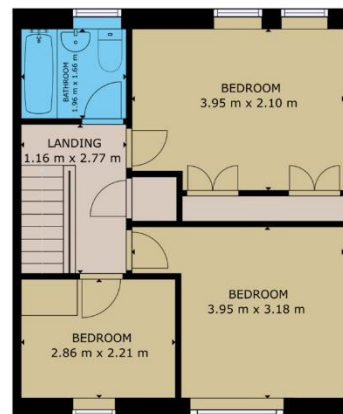
To the front is a neat, enclosed garden. To the back, double doors from the dining area open to a private garden which includes rear access and a garden shed.

Ideally situated in the village, the property is just a short stroll from local amenities including shops, traditional pubs, cafés, the primary school, and the picturesque harbour. Union Hall is a vibrant West Cork village, renowned for its active harbor and stunning surrounding coastline. The village of Glandore is just a short drive away whilst Skibbereen town is 10 minutes drive, approximately.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 111.79m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: C1
Cert No.: 119199644
EPI: 160.7 kWh/m²/yr

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