

**HENRY O'LEARY**

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

**AUCTIONEERS &  
REAL ESTATE AGENTS**

[WWW.HOL.IE](http://WWW.HOL.IE)

2 Listarkin, Union Hall, West Cork



Guide Price: €220,000

There is a lot more to this amazing 3 bedroom home than meets the eye. Judge it from the street and you will miss the opportunity.

## GROUND FLOOR

**Sitting Room/Gallery** 6.00m (19'8") x 3.64m (11'11")

**Living Room** 3.80m (12'6") x 3.48m (11'5")

**Dining Area** 3.48m (11'5") x 3.23m (10'7")

**Kitchen** 3.28m (10'9") x 3.00m (9'10")

**Lobby** 2.42m (7'11") x 1.51m (4'11")

**Master Bedroom** 6.86m (22'6") x 2.42m (7'11")

**Shower Room** 2.42m (7'11") x 2.19m (7'2")

## FIRST FLOOR

**Landing** 4.33m (14'3") x 1.25m (4'1")

**Bedroom 2** 3.50m (11'6") x 2.72m (8'11")

**Bedroom 3** 2.48m (8'2") x 2.28m (7'6")

**Shower Room** 1.57m (5'2") x 1.40m (4'7")



This Charming 3 bed home will take you back to a simpler time, with modern touches this home is a fantastic blend of both worlds. With irresistible appeal and classic yet contemporary style, this charming home offers a brilliant blend of character and comfortable living. As well as being a cosy home, it is also an artist's studio where the original sitting room with its antique fireplace is now an art gallery, the three-piece suite has been temporarily replaced with beautiful oil paintings

inspired by scenes from this spectacular area of West Cork. Don't let the modest facade fool you, this home extends 15m back from the street and the garden extends a further 50m back from there. Be impressed by what has already been done, but there is still heaps of potential if you require more than the



1200 sq. ft. approx. that is currently in the home. Located at the upper end of the village where the street is wider and parking is plentiful this home is within footsteps of the supermarket, school and church, Union Hall itself is a thriving village and the perfect base for a fulltime, retirement or holiday home. Cork airport is within an hours drive.

**Services:** Mains water, mains sewage, double glazing and broadband is available.



### **KITCHEN AREA**

Positioned at the rear of the house and looking on to the garden, this is a bright space with a cream painted kitchen with a great supply of base and eye-level units.



### **DINING AND LIVING AREA**

This is a split level space with the dining area one step down from the living space, there is a large solid fuel stove fitted and the floor is solid timber.

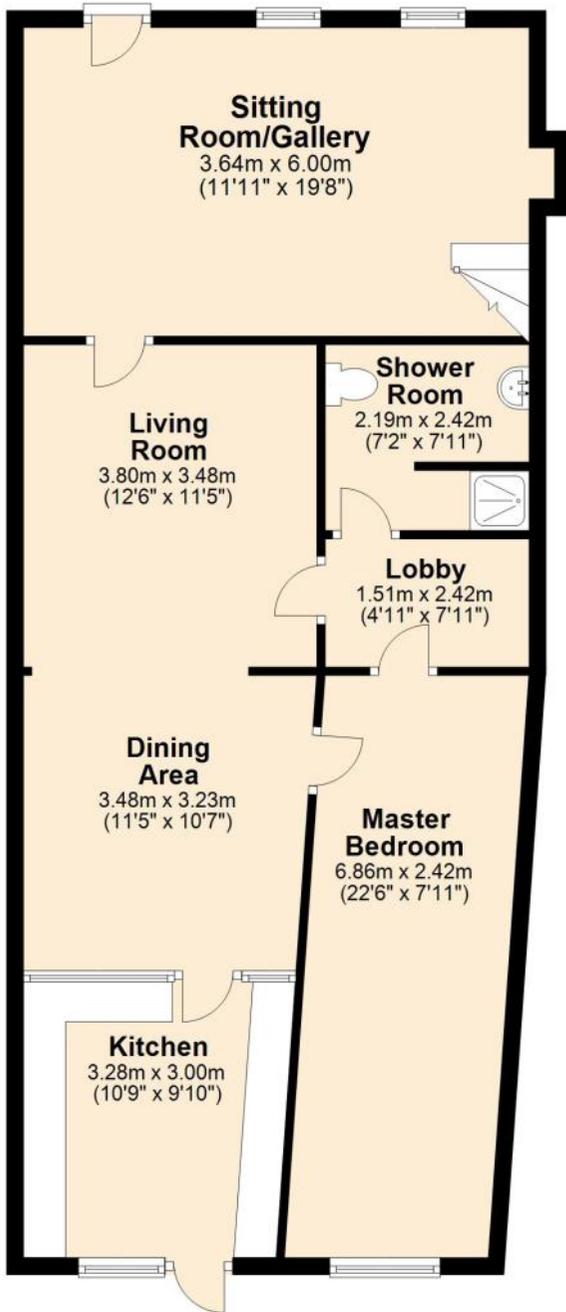


### **GROUND FLOOR BEDROOM**

This is the largest of the three bedrooms and the only one downstairs, it is positioned to the rear of the house and has a window looking on to the garden.

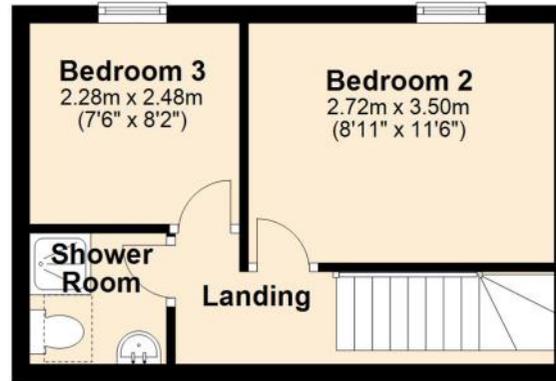
## Ground Floor

Approx. 85.3 sq. metres (918.2 sq. feet)



## First Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



<b>Folio Number</b>	CK152246F
<b>Title Level</b>	Freehold
<b>Plan Number</b>	C44CP
<b>Property Number</b>	1
<b>Area of selected plans</b>	Not available.
<b>Number of Plans on this folio:</b>	1
<b>Address</b>	2 Listarkin, Union Hall, Co. Cork, P81 VK31

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

