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**AUCTIONEERS &  
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**WWW.HOL.IE**

*Baurnahulla, Drimoleague,  
West Cork*



*Immaculate 4-bedroom family home behind a gated  
entrance on the outskirts of the village.*

*Guide Price: €250,000*



## GROUND FLOOR

**ENTRANCE HALL** 6.17m (20'3") x 2.75m (9')

**LIVING ROOM** 4.68m (15'4") x 3.85m (12'8")

**KITCHEN\_DINING AREA** 6.40m (21') x 3.87m (12'8")

**CONSERVATORY** 5.40m (17'9") x 2.15m (7'1")

**UTILITY ROOM** 2.60m (8'6") x 2.06m (6'9")

**INNER REAR HALLWAY** 3.62m (11'10") max x 1.47m (4'10")

**DOWNSTAIRS BATHROOM** 2.56m (8'5") x 1.46m (4'9")

**BEDROOM 1** 3.73m (12'3") x 2.98m (9'10")

## FIRST FLOOR

**LANDING** 4.28m (14') x 2.75m (9')

**MASTER BEDROOM** 4.28m (14') x 3.85m (12'8")

**EN-SUITE BATHROOM**

**AIRING PRESS** 2.02m (6'8") x 1.56m (5'1")

**BEDROOM 3** 3.87m (12'8") x 3.16m (10'4")

**BEDROOM 4** 3.87m (12'8") x 3.14m (10'4")

**FAMILY BATHROOM** 3.01m (9'11") x 2.02m (6'8")





*Quality, style and convenience is a fair description of this spacious 1800 sq. ft., four bedroom, energy efficient family home, which has a gated entrance off the public road just a short distance from the main street.*

*It is tastefully presented offering bright spacious accommodation throughout, and is further complemented by a private walled in garden front and rear. Seamlessly combining an ambience of classic elegance with a clean, contemporary sense of style, this immaculate home with its landscaped*



*garden is a joy to behold inside and out. This home offers a brilliant blend of character and family comfort with a high level of attention to detail to the quality of finish throughout. The location is central with both Skibbereen and Dunmanway only 13km away, Bantry is 16km and Cork airport is 67km.*

*Services: Mains water, mains sewage, oil fired central heating and broadband is available.*



***KITCHEN DINING AREA***

*This room is bright and spacious with a tiled floor and a beautifully crafted kitchen with an excellent selection of base and eyelevel units, double doors open on to the conservatory.*



***LIVING ROOM***

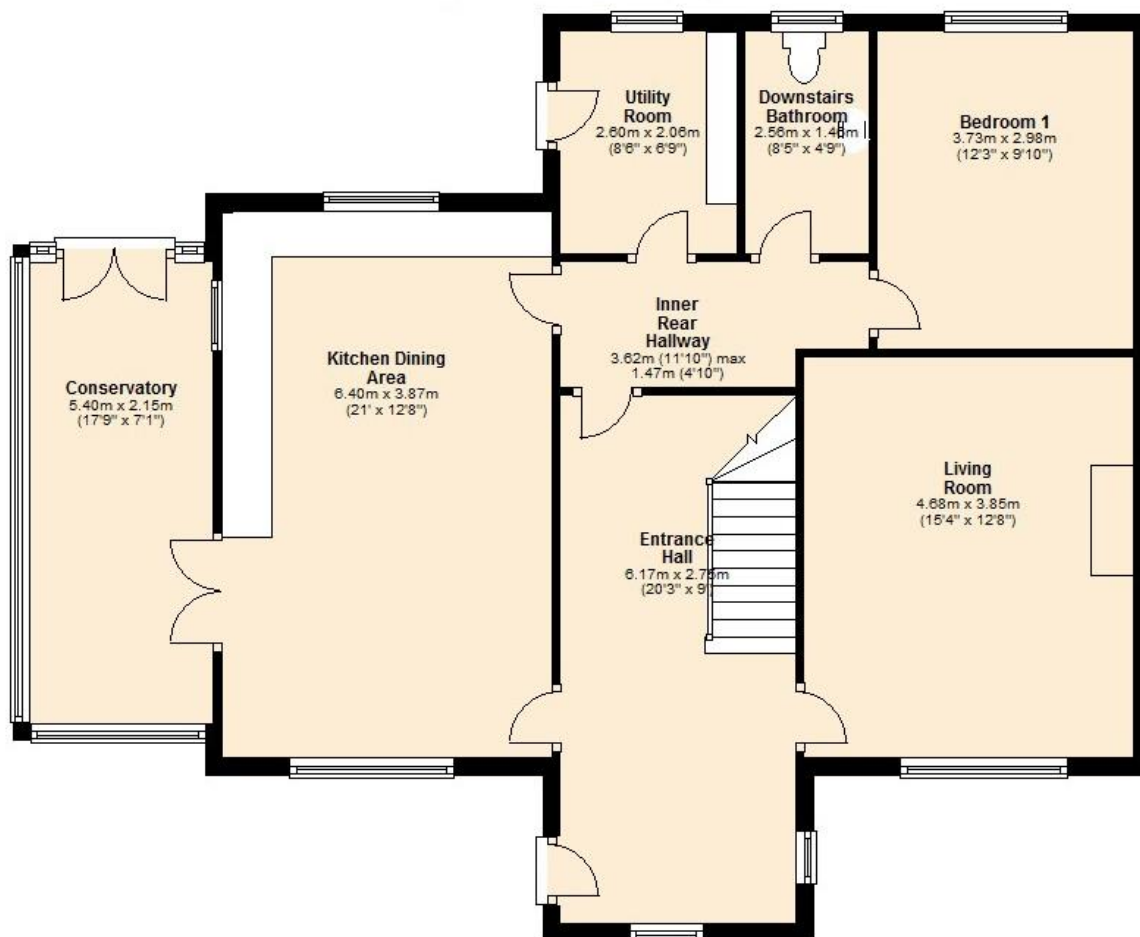
*This is a large room to the front of the house, it has an open fireplace in a marble surround and built-in units on either side, there is a timber floor and a large south facing window.*



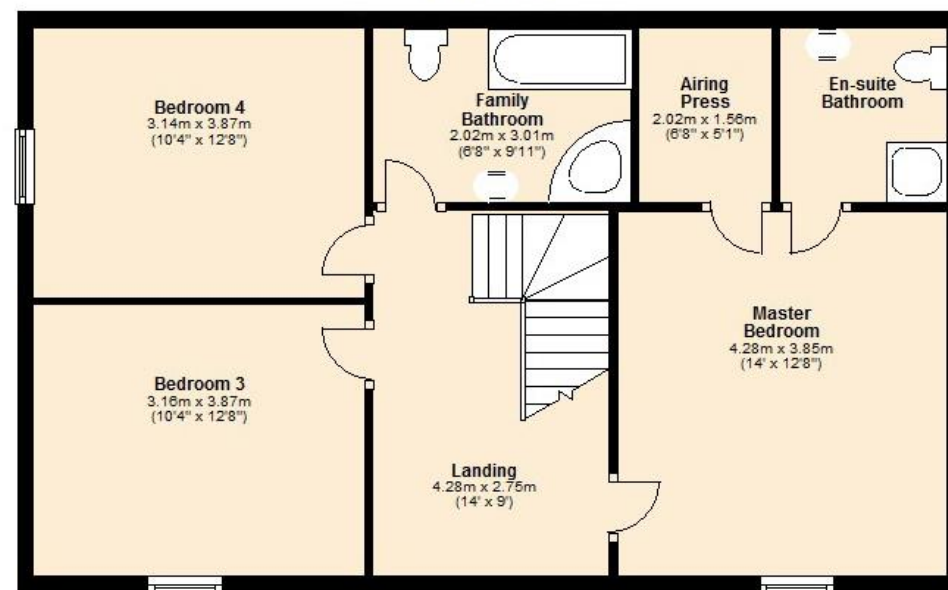
***MASTER BEDROOM***

*Three of the four bedrooms are on the first floor, the master bedroom is to the front of the house with a south facing window and an ensuite bathroom off.*

## Ground 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.

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