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**AUCTIONEERS &  
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## *Mínanes, Drínagh, West Cork*

*Quality, convenience and value for money are the hallmarks of this exceptional family home on the outskirts of the village.*

*Guide Price: €280,000*



## GROUND FLOOR

**LOBBY** 2.55m (8'4") x 1.42m (4'8")

**ENTRANCE HALL** 8.22m (27') x 2.16m (7'1")

**LIVING ROOM** 4.60m (15'1") x 3.93m (12'11")

**KITCHEN DINING AREA** 8.03m (26'4") x 3.93m (12'11")

**CONSERVATORY** 3.63m (11'11") x 2.70m (8'10")

**UTILITY ROOM** 2.30m (7'7") x 1.80m (5'11")

**BEDROOM 4** 3.82m (12'6") x 3.52m (11'7")

**EN-SUITE BATHROOM** 3.82m (12'6") x 0.93m (3'1")

**STUDY/BEDROOM\_5** 3.82m (12'6") x 3.37m (11'1")

**BATHROOM** 2.92m (9'7") x 2.20m (7'3")

**AIRING PRESS** 2.30m (7'7") x 1.02m (3'4")

## FIRST FLOOR

**LANDING** 7.09m (23'3") x 1.77m (5'10")

**MASTER BEDROOM** 4.94m (16'2") x 3.40m (11'2")

## EN-SUITE BATHROOM

**WALK IN WARDROBE** 1.77m (5'10") x 1.53m (5')

**BEDROOM 2** 3.45m (11'4") x 3.24m (10'8")

**BEDROOM 3** 5.53m (18'2") x 3.35m (11')

**EN-SUITE BATHROOM** 3.51m (11'6") x 1.77m (5'10")

**DETACHED GARAGE** 7.30m x 5.50m



*This is a light filled family home with quality finishes and neutral tones throughout, it has been designed for flexible family living with approx. 2200 sq. ft. of floor space spread over two floors. This immaculate family home, which is built on a very convenient site on the outskirts of the village, will make an immediate*

*impact! There is a natural stone front boundary wall, remote controlled electric gates, the driveway and parking apron are finished in tarmac and it also comes with a large detached garage. This flawless home combines convenience with a family-focused floorplan, there are three*



*bedrooms upstairs plus another one or two downstairs depending on your needs. Double doors link the living, dining and conservatory giving a great sense of space. It is also convenient being 10km from Dunmanway, 15km from Skibbereen, 23km from Clonakilty and only 60km from Cork airport.*

*Services: Mains water, bio cycle unit, oil fired central heating and broadband is available.*



### ***KITCHEN AREA***

*The oak kitchen is beautifully crafted with an excellent selection of base and eye-level units, for extra comfort there is a floor level blow heater and a toe kick vacuum point.*



### ***LIVING ROOM***

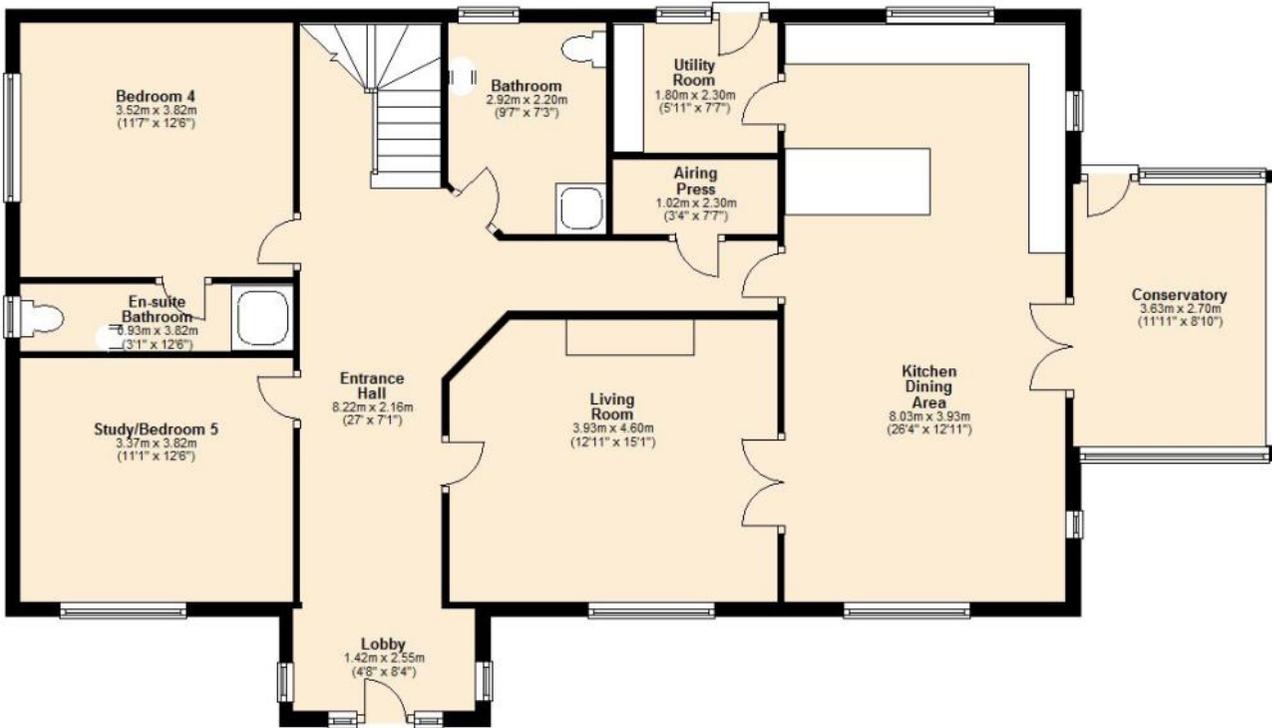
*This is a large room positioned between the hall and the dining room, it features a natural stone fireplace with a fitted stove and built in storage/display cabinets on each side.*



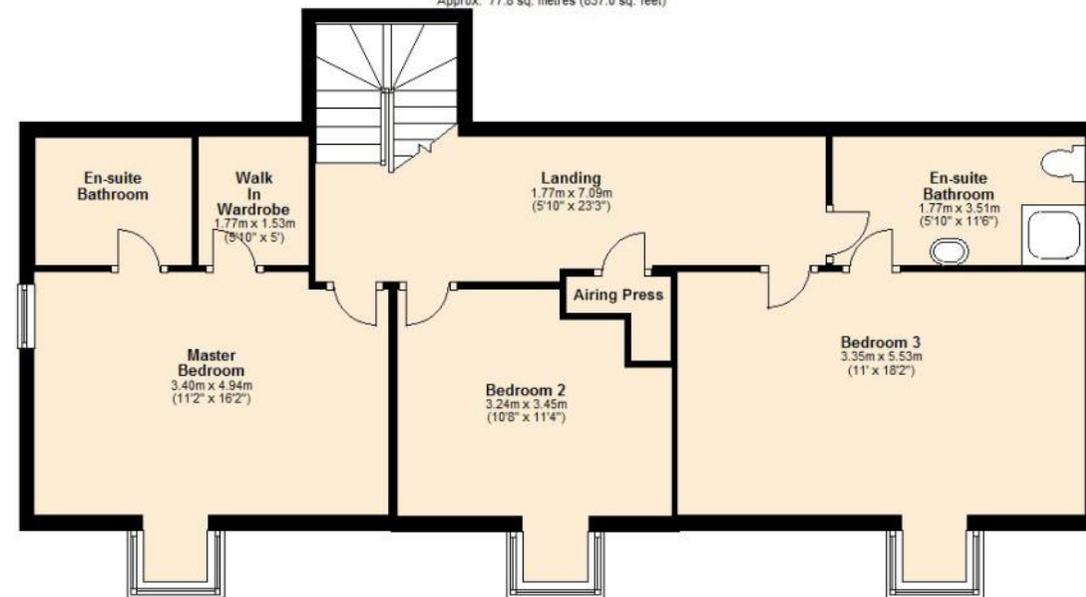
### ***MASTER BEDROOM***

*This is one of five double bedrooms of which three are on the first floor. There is a large walk in wardrobe and an ensuite bathroom off. There is carpet on the floor and a window to the front and side.*

**Ground Floor**  
Approx. 125.4 sq. metres (1349.8 sq. feet)



**First Floor**  
Approx. 77.8 sq. metres (837.0 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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