

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

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Ballydownis, Howes Strand, Kilbrittain, West Cork. P72 D299

A charming cottage with a converted attic, on 1.1 acres, close to the school and just 1km from the beach.

Guide Price: €295,000

Ground Floor

Hall: 3.06m (10'1") x 0.95m (3'1")

Living Room: 4.41m (14'6") x 3.50m (11'6")

Kitchen/Dining Room: 4.55m (14'11") x 2.24m (7'4")

Lobby: 2.49m (8'2") x 1.25m (4'1")

Master Bedroom: 4.26m (14') x 3.03m (9'11")

Bedroom 2: 3.66m (12') x 2.72m (8'11")

Family Bathroom: 2.58m (8'5") x 1.44m (4'9")

First Floor

Landing: 3.21m (10'6") x 2.65m (8'8") max

Bathroom: 3.21m (10'6") x 2.70m (8'10")

Study/Potential Bedroom: 3.37m (11'1") x 3.21m



This is a truly beautiful property in a magical setting, photos cannot possibly capture the special ambience of this exceptional home. Sitting on just over 1.1 acres, it is directly across the road from Gurraneasig National School and just 1km from Howe strand which is a small, secluded beach. What it lacks in size it more than makes up for

with charm and character. With approx. 1,000sq. ft. of floor space you can move in now in the comfort of knowing that the site is large enough to carry the most extravagant extension, should you require more space at a later stage. A timber deck, a garden shed



and manicured grounds combine to complement this ideal hideaway for young and old alike. Kilbrittain village is only 5.5km away and the towns of Bandon and Kinsale are both 14km away, Clonakilty is 22km and it is just 35km to the airport.

Services: Mains water, septic tank, oil fired central heating, double glazing and broadband is available.



KITCHEN DINING AREA

With a south westerly aspect this is a bright and warm area of the home, the kitchen is compact but has a good selection of base and eye-level units, the floor is tiled in the kitchen area and timber in the dining area.



LIVING ROOM

This is a large room off the hallway, it features a stove fitted in the open fireplace and the arrangement with the kitchen dining area is open plan, making this an ideal multi-functional family space.

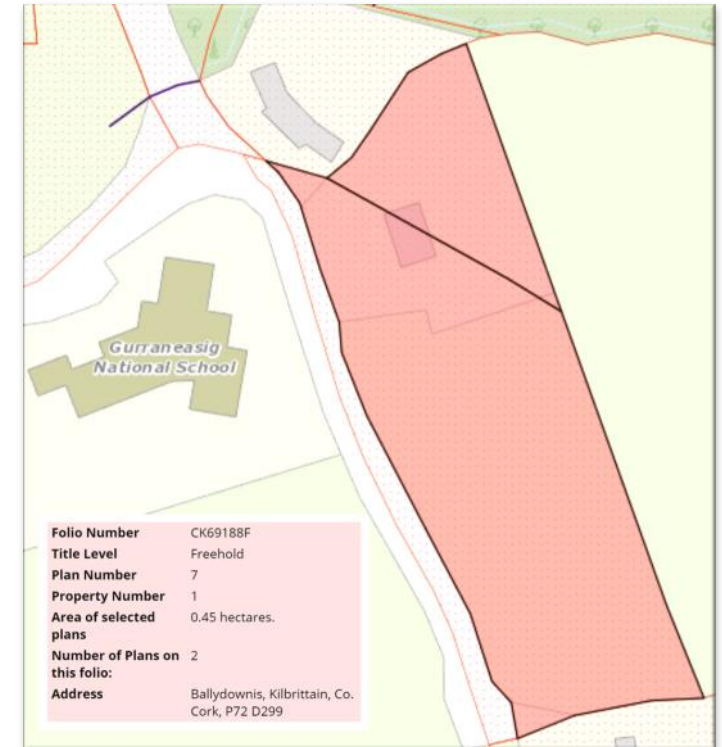
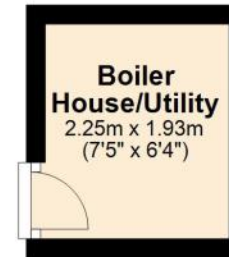
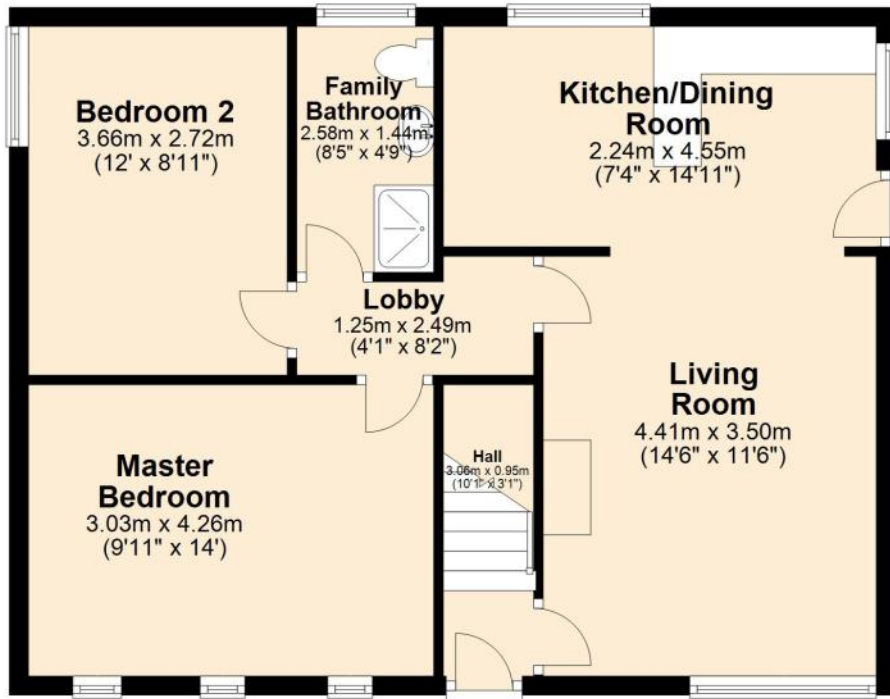


MASTER BEDROOM

This is the largest of the two ground floor bedrooms, it has three windows to the front, the open fireplace is an old-world throwback that adds that touch of charm to this very comfortable bedroom.

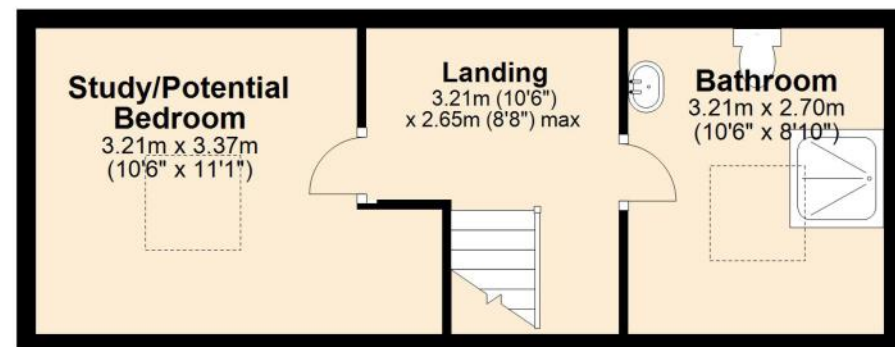
Ground Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.4 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.

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

