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**AUCTIONEERS &
REAL ESTATE AGENTS**

Ballinacolla, Union Hall, West Cork



Spectacular 4 bedroom family home with a two storey detached garage, on a breath-taking site overlooking the port & harbour.

Guide Price: €450,000

GROUND FLOOR

Hallway: 7.00m (23') x 2.00m (6'7")

Living Room: 7.00m (23') x 5.00m (16'5")

Sitting Room: 5.00m (16'5") max x 4.55m (14'11")

Conservatory: 6.70m (22') x 3.37m (11'1")

Kitchen/Dining Room: 4.55m (14'11") x 3.54m (11'7")

Utility: 3.55m (11'8") x 2.11m (6'11")

WC: 2.11m (6'11") x 0.90m (3')

Garage/Workshop

Ground Floor: 7.73m (25'4") x 4.80m (15'9")

FIRST FLOOR

Landing: 4.09m (13'5") x 3.45m (11'4")

Family Bathroom: 3.05m (10') x 2.03m (6'8")

Master Bedroom: 4.26m (14') x 4.19m (13'9")

En-suite: 2.53m (8'4") x 1.51m (4'11")

Bedroom 2: 4.55m (14'11") x 2.81m (9'2")

En-suite: 2.39m (7'10") x 0.90m (2'11")

Bedroom 3: 5.03m (16'6") x 3.05m (10')

Bedroom 4: 5.03m (16'6") x 3.05m (10')

Garage/Workshop



An impressive blend of space, style and comfort, this beautifully family home ticks a lot of boxes for a comfortable lifestyle, complete with superb outdoor appeal including patio areas to the front and the rear.

The 2,300 sq. ft. interior is impeccably presented with a functional floor plan which includes two reception rooms and a large conservatory which overlooks the village, port and harbour. The detached garage/workshop extends to two floors with a combined floor area of 800 sq. ft.



This home will deliver a premium living experience to the privileged new owner from its conveniently located and slightly elevated setting, just footsteps from the shop, bars and restaurants in this colourful fishing village. Skibbereen town is 10km away, Clonakilty is 23km and Cork airport is only 70km away.

Services: Mains water, mains sewage, oil fired central heating and an excellent broadband connection.



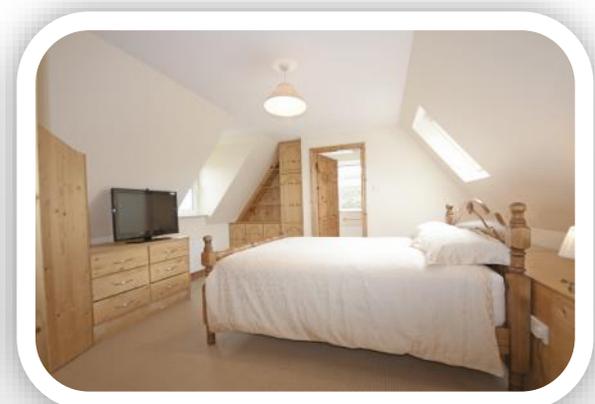
KITCHEN DINING AREA

The fitted kitchen has a great selection of storage units, a user friendly layout and an oil fired AGA style cooker, the dining area is completed with built in corner seating under the window.



LIVING ROOM

This is the largest room in the house, it has a dual aspect with a patio door to the rear opening on to the patio, the windows to the front overlook the port and the village.

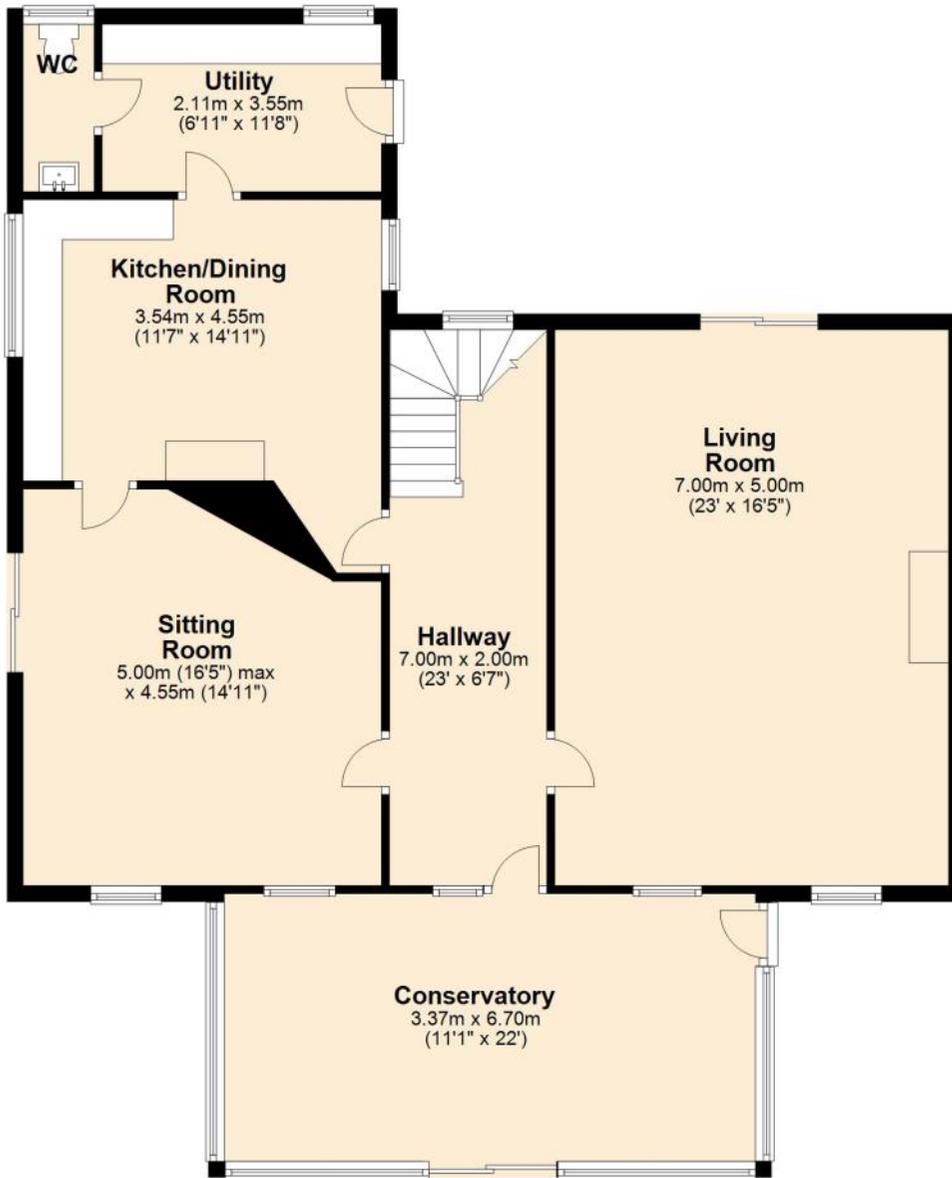


MASTER BEDROOM

This is the largest of the four first floor bedrooms, it has an ensuite bathroom off and a large selection of built in wardrobe and storage space. There is a velux to the west and a window to the east.

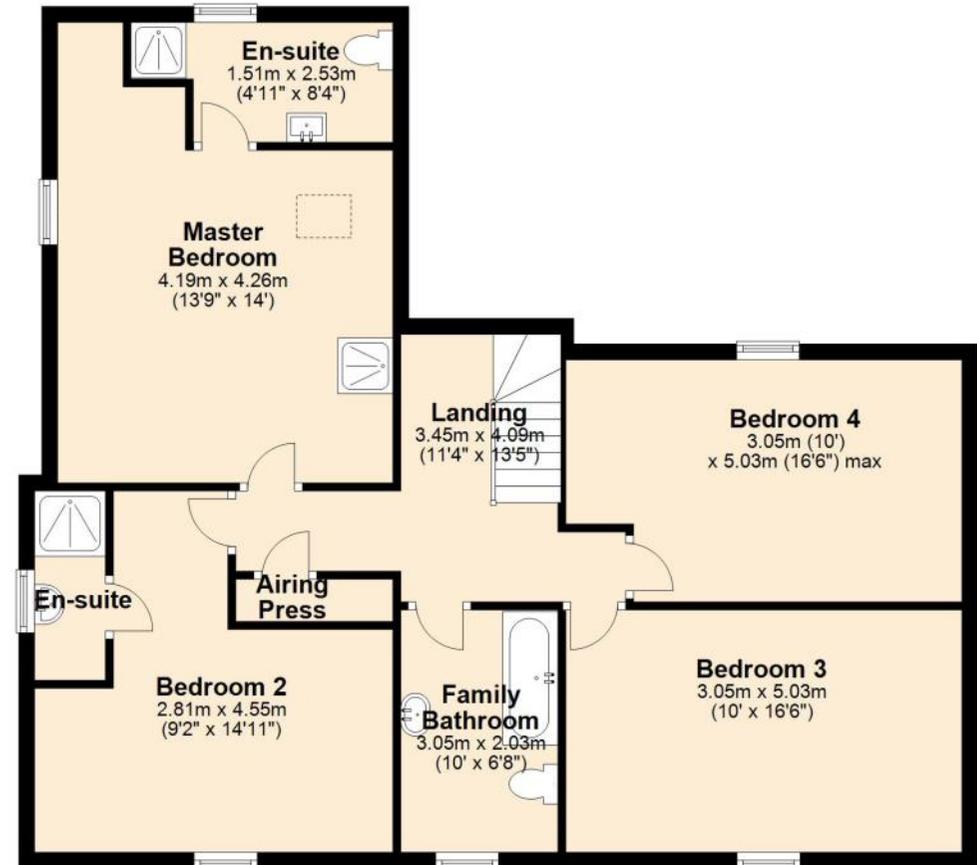
Ground Floor

Approx. 123.0 sq. metres (1324.0 sq. feet)



First Floor

Approx. 91.6 sq. metres (985.5 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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