

BER E2



## The Willows

Lackabane, Donoughmore, Co. Cork

Lisney | Sotheby's  
INTERNATIONAL REALTY

## The Willows, Lackabane, Donoughmore, Co. Cork

Set on a generous site of approximately 0.9 acres, this 4-bedroom detached bungalow constructed in the 1970's extends to approx. 145 sqm (1,561 sq ft). The Willows presents an opportunity for a new owner to acquire a property with exceptional space and privacy in a sought-after residential location. While the property is in need of modernisation and upgrading throughout, it offers a superb foundation for transformation into a stylish and spacious family residence or a rewarding investment project.

The accommodation in brief extends to an entrance porch, reception hallway, living room, sitting room, conservatory, open plan kitchen/dining, utility, guest w.c. four bedrooms and finished with a family bathroom. The property is heated by means of oil central heating, mains water and septic tank on site. There are generous living and bedrooms throughout as well as plenty of natural light with views looking over the rear garden. The property sits on a generous landscaped site of approx. 0.9 acres with the rear benefiting from a directly south facing aspect. There is a detached outbuilding which is ideal for storage or could be converted into a home office/studio. The expansive gardens to front, side and rear present enormous potential for extension and or further development (subject to planning permission). Whether you are an owner-occupier seeking to create a forever home tailored to your needs, or an investor looking to maximise value, this property represents a fantastic project with significant upside.

Ideally positioned just a short stroll from Donoughmore parish, village and GAA club, this home enjoys immediate access to a lively community atmosphere and amenities. The property is approx. 26km North of Cork city centre and 16km from Blarney Village. There is also quick and easy access to the N20 and Cork Airport and Business Park. Combining location, space, and untapped potential, this property offers an outstanding opportunity.

### Features

- Excellent location within walking distance of village.
- Oil central heating.
- Double glazed PVC windows.
- South Facing rear garden with detached outbuilding.
- Gated entrance and driveway to front with ample parking
- Extensive landscaped site of approx. 0.9 acres.



## Accommodation

**Entrance Porch:** Sliding patio doors, finished with tiled flooring.

**Reception Hallway:** Spacious and bright finished with carpet flooring and light fitting.

**Kitchen/Dining:** This kitchen/dining area is a wonderful open plan space and has views overlooking the rear garden. The kitchen offers a countertop area with floor and eye level units and cupboards for storage. The dining room is finished in vinyl flooring.

**Living Room:** Located off the reception hall, this living room is cosy and overlooks the front garden, open fireplace, built in shelving and finished with carpet flooring.

**Sitting Room:** This spacious sitting room offers a relaxing area with open fireplace and mantelpiece, carpet flooring and double sliding doors leading you into a bright conservatory.

**Conservatory:** Spacious and bright with three Velux windows, wooden flooring and direct access to the patio and rear gardens.

**Utility:** Located off the kitchen/dining area, this room is practical with built in units, cupboards and countertop with side door leading to rear garden.

**Guest Bathroom:** This bathroom offers a two-piece suite to include a toilet and wash hand basin.

**Master Bedroom:** The master bedroom overlooking rear of property has a large built-in wardrobe and finished with carpet flooring.

**Bedroom 2:** A fine double bedroom overlooking the front garden, built in wardrobe, finished with carpet flooring.

**Bedroom 3:** A fine double bedroom overlooking the front garden, built in wardrobe, finished with carpet flooring.

**Bedroom 4:** A fine double bedroom overlooking the front garden, finished with carpet flooring.

**Family Bathroom:** The main family bathroom offers a four-piece suite with fitted bath, corner shower unit, WC and wash-hand basin, finished with tiled walls.

## BER Information

BER: E2

No: 119377109

EPI: 342.01 (kWh/m<sup>2</sup>/yr)

## Eircode

P32 DR79

## Price

€395,000



FLOOR PLAN Not to scale - for identification purpose only.

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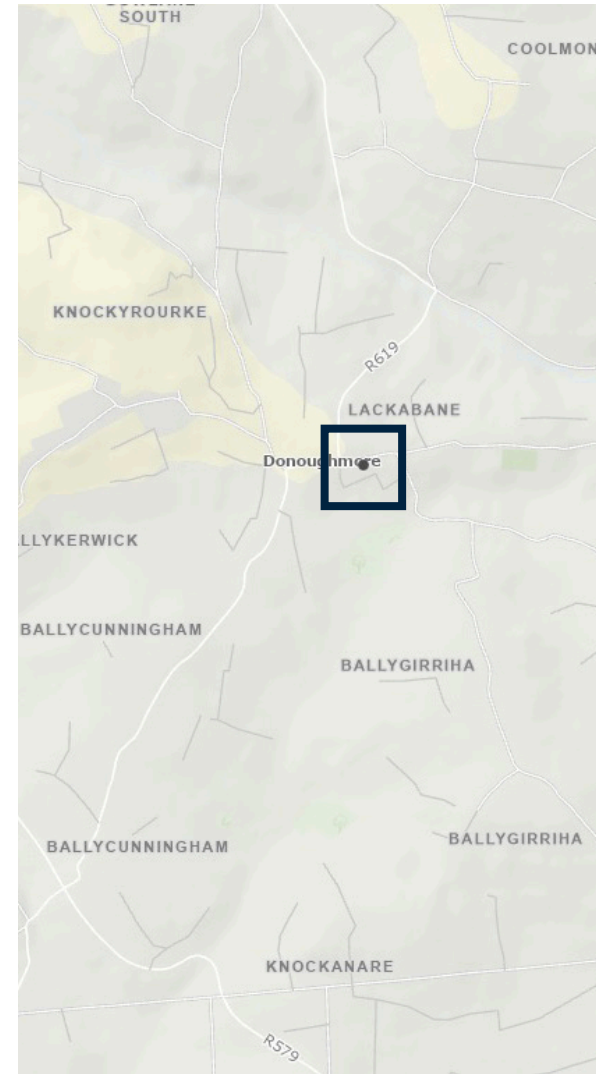
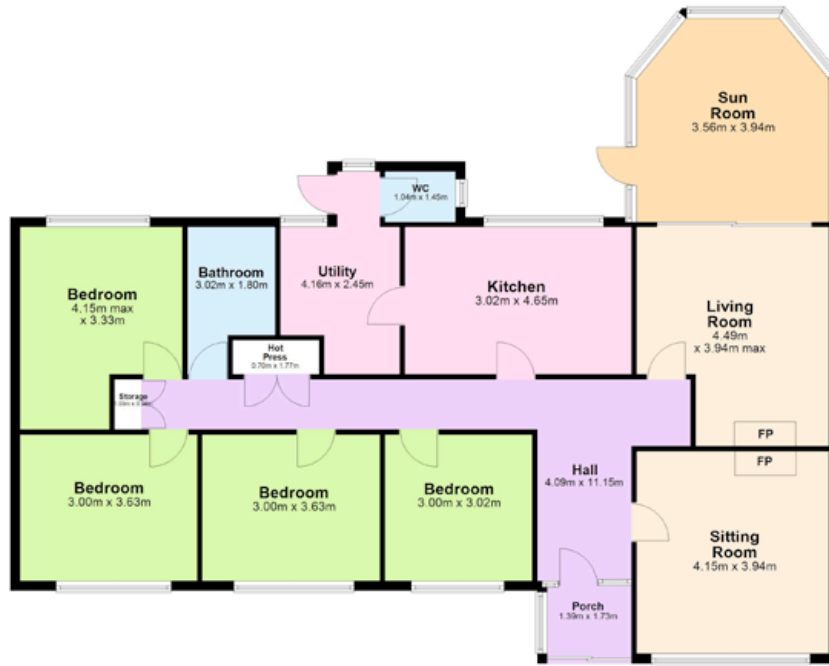
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