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**AUCTIONEERS &
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The Bungalow, Derrynagree West, Drimoleague, West Cork, P47 PT67

This deceptively spacious home offers much more than meets the eye. With 1,800 sq. ft. of living space, it features 3 bedrooms, 3 reception rooms, and 2 garages. At the rear, you'll find approximately 3,000 sq. ft. of outbuildings, including workshops, machinery sheds, and a greenhouse, all set on a beautifully manicured site.

Guide Price: €330,000

Ground Floor

Porch: 1.56m (5'1") x 0.73m (2'5")

Entrance Hall: 3.88m (12'9") x 0.96m (3'2")

Living Room: 5.76m (18'11") max x 3.87m (12'8")

Sitting Room: 4.35m (14'3") x 3.04m (10')

Dining Room: 4.98m (16'4") max x 3.30m (10'10")

Kitchen: 3.87m (12'8") x 3.03m (9'11")

Utility: 3.95m (12'11") x 3.03m (9'11")

Shower Room: 3.03m (9'11") x 1.51m (5')

Toilet: 2.39m (7'10") x 1.78m (5'10")

Bathroom: 1.82m (6') x 1.78m (5'10")

Master Bedroom: 3.93m (12'11") x 3.50m (11'6")

Bedroom 2: 3.16m (10'4") x 2.39m (7'10")

Bedroom 3: 2.87m (9'5") x 2.22m (7'3")

First Floor

Office: 3.47m (11'5") x 2.95m (9'8")

Balcony: 4.35m (14'3") x 1.34m (4'5")

Study: 4.43m (14'6") x 2.27m (7'5")

Storeroom: 2.35m (7'8") x 2.33m (7'8")

Garages

Garage 1: 5.56m (18'3") x 3.03m (9'11")

Garage 2: 5.56m (18'3") x 3.71m (12'2")

Outbuildings

Large Workshop: 11.20m (36'9") x 7.50m (24'7")

Small Workshop: 6.60m (21'8") x 4.00m (13'1")

Machinery Shed: 9.00m (29'6") x 4.20m (13'9")

Storage Shed 1: 5.45m (17'11") x 4.20m (13'9")

Storage Shed 2: 6.28m (20'7") x 4.20m (13'9")

Potting Shed: 4.20m (13'9") x 3.00m (9'10")

Green House: 8.50m (27'11") x 3.00m (9'10")

Plant & Garden Equipment Room: 7.00m (23') x 4.30m (14'1")



Deceptively spacious and elegantly presented, this property offers much more than just a home, it's a haven for family life, work, and leisure. Designed for functionality and bathed in natural light due to its wonderful southerly aspect, this 1800 sq. ft. home features 3 bedrooms, 3 reception rooms, and 2 garages. The attic has been thoughtfully converted into an office and study area, providing a quiet retreat from the main living spaces. To the rear, the property boasts approximately 3000 sq. ft. of versatile outbuildings, including 2 workshops, a machinery shed, 2 storerooms, a potting shed, and a greenhouse. Whether your interests lie in work or leisure, there is ample space to meet your needs. Set behind a gated entrance, the beautifully manicured site is conveniently located just 1.5 km from the village, with Dunmanway town 10 km away and Cork city and airport 65 km away. This is a home designed for both living and lifestyle, offering endless possibilities for its lucky new owners.



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



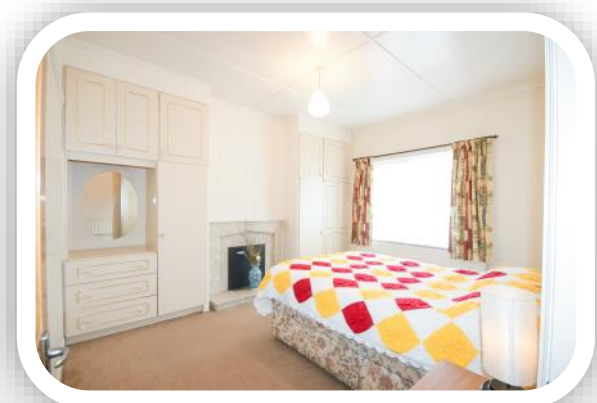
KITCHEN AREA

Located at the rear of the house, there is a wide array of base and eyelevel units. Large windows on the side and rear flood the space with natural light, there is a tiled floor and splashback, complemented by a timber tongue-and-groove ceiling.



LIVING ROOM

The living room is one of the largest spaces in the house, featuring a spacious south-facing bay window that fills the room with natural light. A solid fuel stove is elegantly fitted in the open fireplace, flanked by built-in display cabinets on either side.



MASTER BEDROOM

The master bedroom, located at the front of the house, features a large south-facing window that fills the space with natural light. It boasts a full-length built-in wardrobe along one wall and is comfortably carpeted, creating a cosy and inviting atmosphere.

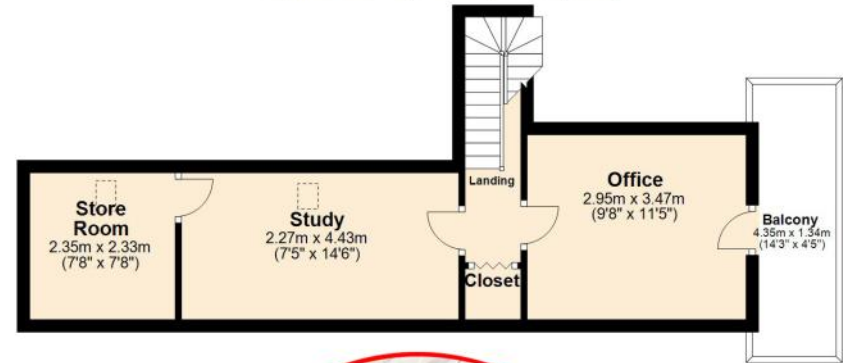
Ground Floor

Approx. 172.5 sq. metres (1856.7 sq. feet)



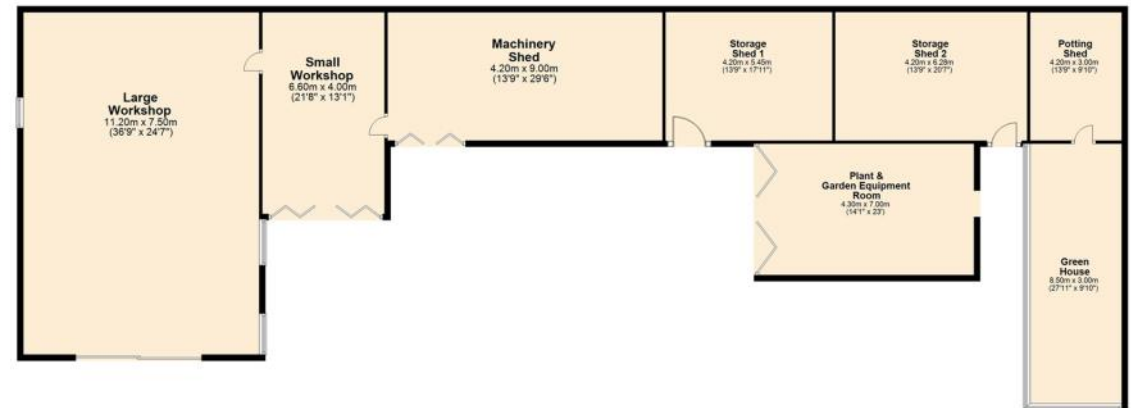
Converted Attic

Approx. 30.8 sq. metres (331.8 sq. feet)



Outbuildings

Approx. 270 sq metres (2906 sq. ft.)



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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