

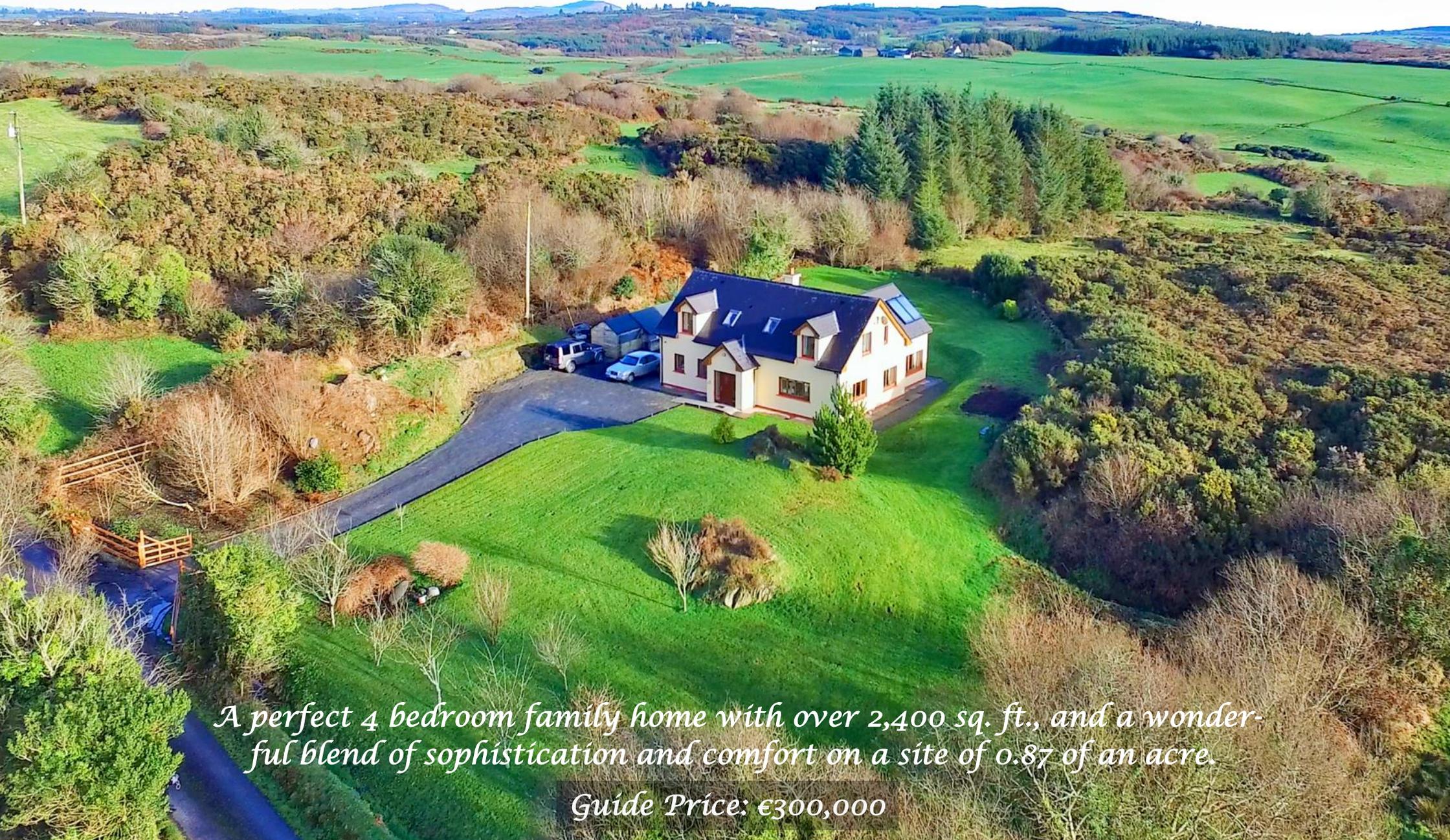
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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Derrylugga, Skibbereen, West Cork



A perfect 4 bedroom family home with over 2,400 sq. ft., and a wonderful blend of sophistication and comfort on a site of 0.87 of an acre.

Guide Price: €300,000

GROUND FLOOR

ENTRANCE HALL 5.14m (16'11") x 4.95m (16'3")

KITCHEN DINING LIVING AREA 11.28m (37') x 5.83m (19'2")

SITTING ROOM 3.52m (11'7") x 3.47m (11'5")

UTILITY ROOM 3.19m (10'6") x 2.05m (6'9")

DOWNSTAIRS SHOWER ROOM 2.69m (8'10") x 1.28m (4'2")

BEDROOM 1 3.87m (12'8") x 3.67m (12')

FIRST FLOOR

LANDING 4.74m (15'7") x 3.37m (11'1")

BEDROOM 2 4.72m (15'6") max x 3.75m (12'4")

MASTER BEDROOM 5.12m (16'9") x 4.16m (13'8")

EN-SUITE BATHROOM 3.21m (10'6") x 1.55m (5'1")

BEDROOM 4 4.70m (15'5") x 2.90m (9'6")

SHOWER ROOM 3.18m (10'5") x 1.20m (3'11")



This is a superb and beautifully presented modern family home, which has been constructed by the current owners in a setting that is nestled into the heather scented hills in this tranquil area of West Cork.

Seamlessly combining an ambience of classic elegance with a clean, contemporary sense of style, this immaculate two storey sanctuary is discretely hidden away along a quiet country road, yet still only 6km from Skibbereen town. It was designed to have day-round natural light in the most used area of the home.



The kitchen, dining and living area share the same open plan floor-space which has sunlight from dawn to dusk.

Outside there is a timber deck and a paved patio area along with lawn to the front and rear. Cork city and airport are approx. 75km away.

Services: Private well, septic tank, oil fired central heating, solar panels and broadband is available.



KITCHEN AREA

The kitchen features a peninsula and is well thought out for multiple functions, there is a large selection of storage units, a tiled floor and recessed ceiling lights,



SITTING ROOM

This is a cosy room off the main reception area of the home, it features a natural stone corner fireplace with a stove fitted and there is a south facing window looking on to the lawn.



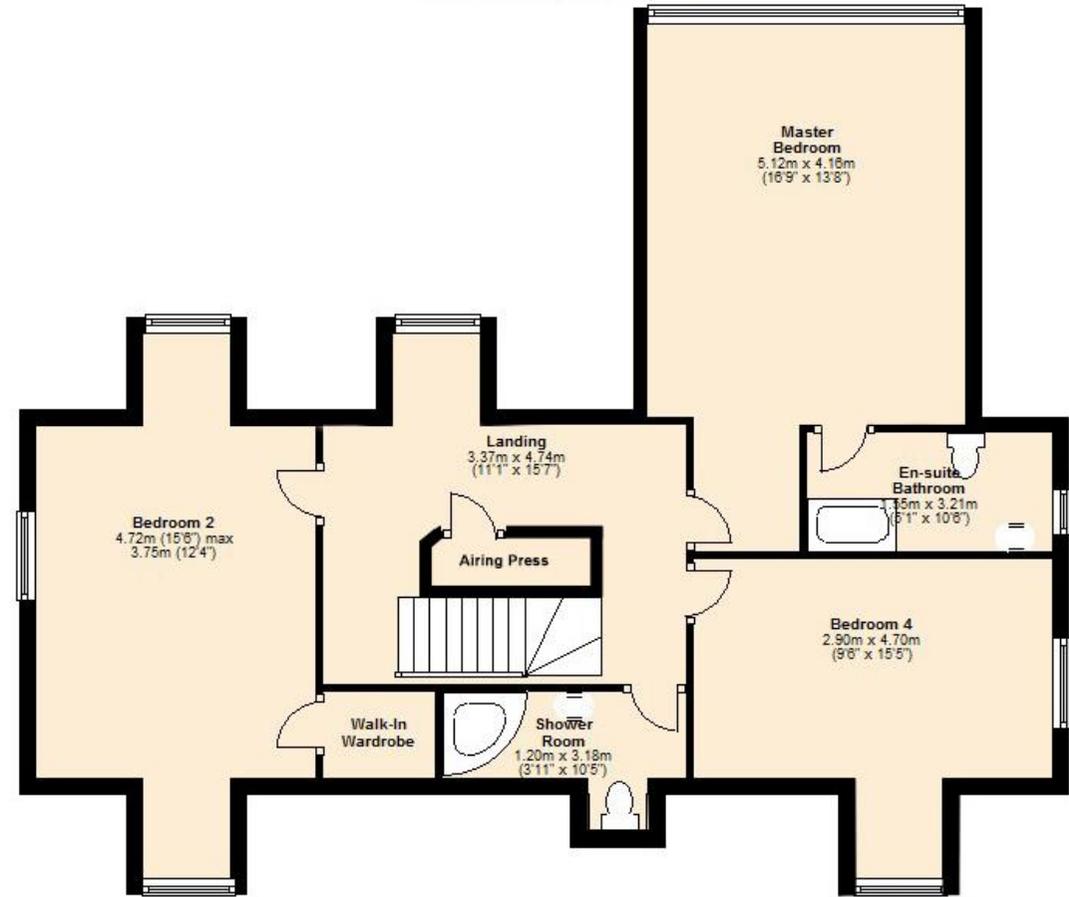
MASTER BEDROOM

This is a fabulous bedroom with lots of light, the large triangular window on the southern gable is the most striking feature, there are exposed beams and an ensuite bathroom off.

Ground Floor



First Floor



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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