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**AUCTIONEERS &
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Kilfinnan Cottage, Glandore, West Cork

Traditional stone built cottage on a large site of approx. 1.25 acres along with a view of the harbour.



Guide Price: €225,000

GROUND FLOOR

Porch: 1.80m (5'11") x 1.60m (5'3")

Hallway: 7.52m (24'8") x 2.19m (7'2")

Bathroom: 1.97m (6'6") x 1.99m (6'6")

Utility: 3.30m (10'10") x 1.80m (5'11")

Store: 2.04m (6'8") x 0.67m (2'2")

Master Bedroom: 5.40m (17'9") x 3.87m (12'8")

En-suite: 2.23m (7'4") x 2.04m (6'8")

Bedroom 2: 3.55m (11'8") x 3.26m (10'8")

FIRST FLOOR

Kitchen/Dining Area: 3.55m (11'8") x 3.48m (11'5")

Living Room: 3.55m (11'8") x 3.34m (10'11")

Balcony: 3.00m (9'10") x 1.94m (6'4")



This Charming 2 bedroom cottage will take you back to a simpler time, with modern touches this home is a fantastic blend of both worlds. The current owners have used it as a holiday home for a number of years but sitting

on 1.25 acres, this could easily be developed into your forever home. It's nestled in one of West Cork's most sought after blue ribbon addresses and within walking distance of the school. The reverse living design is a departure from the traditional cottage layout, but



it works very well making the most of the harbour and sunset views, which can now be enjoyed from the balcony which opens off the living area. With just over 1,000 sq. ft, this is a cosy home which is only 2km from the village, 5 km from Rosscarbery, 17km from Clonakilty and 66km to Cork airport.

Services: Private well, septic tank, and broadband is available.



KITCHEN DINING AREA

Positioned on the first floor there are windows to the north and east with panoramic views, the kitchen units are solid pine and a large fireplace separates this space from the living area.



LIVING ROOM

The open fireplace with its floor to ceiling natural stone finish and the double door to the balcony, are the two main features of this space which also enjoys a harbour view.

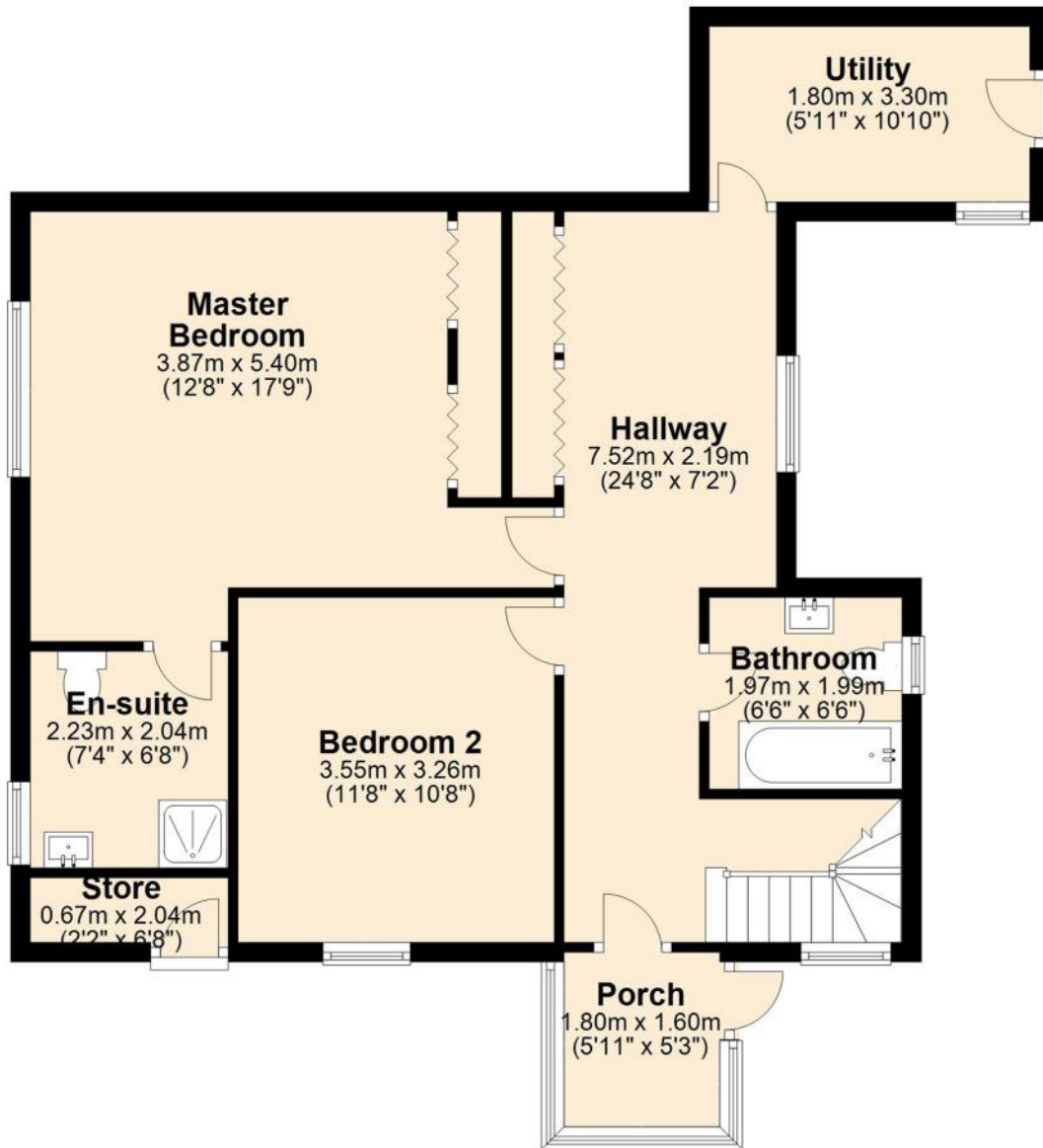


MASTER BEDROOM

This is the largest room in the house, it features natural stone on one wall, a built in wardrobe, a window to the west with harbour and sunset views and there is an ensuite bathroom off.

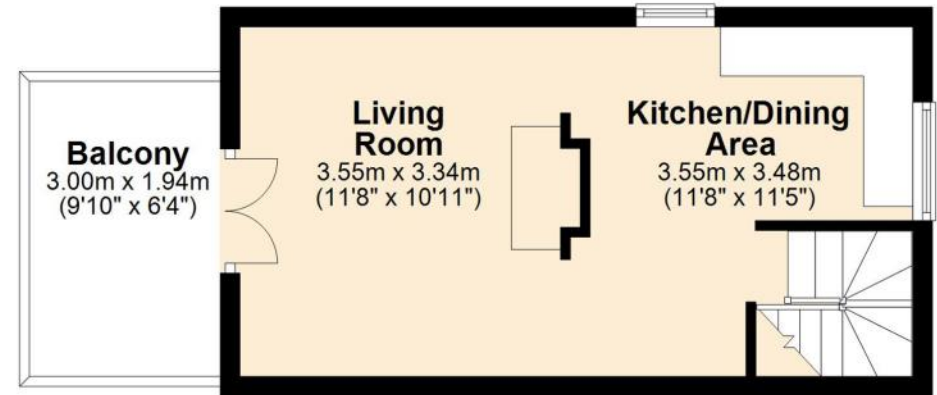
Ground Floor

Approx. 71.5 sq. metres (769.2 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.4 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.

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