

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

3 Tra na Mona, Tragumna, Skibbereen, West Cork



Beautifully presented 3 bedroom detached family home with a rear deck and within easy walking distance of the beach.

Guide Price: €220,000

GROUND FLOOR

ENTRANCE HALL 3.85m (12'8") x 1.85m (6'1")

SHOWER ROOM 1.90m (6'3") x 1.41m (4'7")

LIVING ROOM 7.37m (24'2") x 4.15m (13'7")

KITCHEN_DINING AREA 4.17m (13'8") x 3.85m (12'8")

FIRST FLOOR

LANDING 4.16m (13'8") x 1.15m (3'9")

MASTER BEDROOM 5.00m (16'5") x 3.38m (11'1")

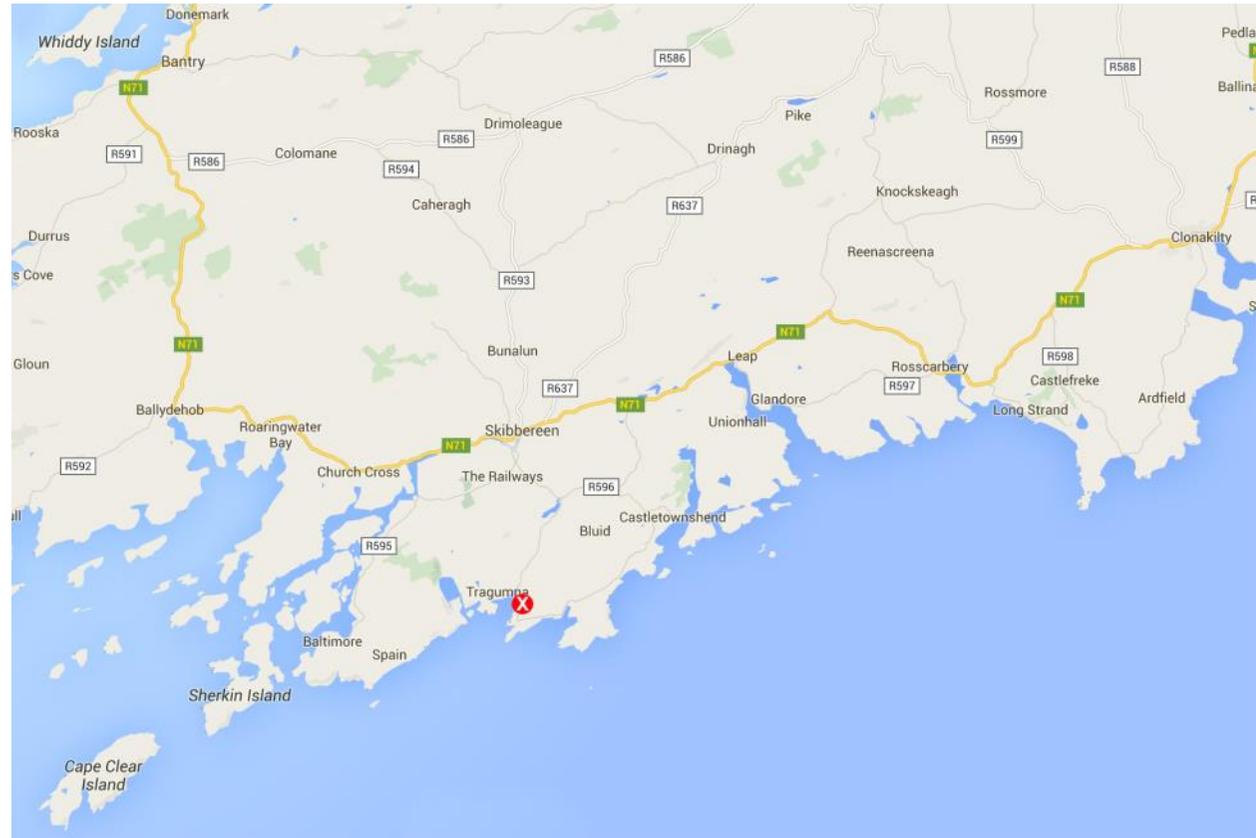
EN-SUITE BATHROOM 1.87m (6'2") x 1.70m (5'7")

BEDROOM 2 3.90m (12'10") x 3.85m (12'7")

AIRING PRESS 0.96m (3'2") x 0.75m (2'5")

BEDROOM 3 4.16m (13'8") max x 2.68m (8'9")

FAMILY BATHROOM 1.87m (6'2") x 1.57m (5'2")



Nestled in a blissfully sheltered setting due to the fact that this development of only ten homes has been carved into the local landscape just a stone's throw from a beautiful sandy beach.

It is absolutely pristine in its presentation and finished to a very high standard. No. 3 with a gross floor area of just over 1250 sq. ft. is a very comfortable home featuring an open plan ground floor layout, a large timber deck to the rear and a paved patio area with a garden shed to the side.



The beach and boat slip are only 250 metres away from the property, which is comfortable and spacious enough to make a family home but given the setting, it would also make a splendid holiday home. Skibbereen town is only 4 miles away and Cork airport is 52 miles away.

Services: Mains water, mains sewage and oil fired central heating.



KITCHEN DINING AREA

The kitchen which is well crafted is positioned beyond an arch in an open plan layout off the living area, there is a good selection of storage units and worktop space and the floor is tiled.



LIVING ROOM

This is the largest room in the home featuring a natural stone fireplace, wooden flooring and glazed panel French doors opening on to the large rear deck.

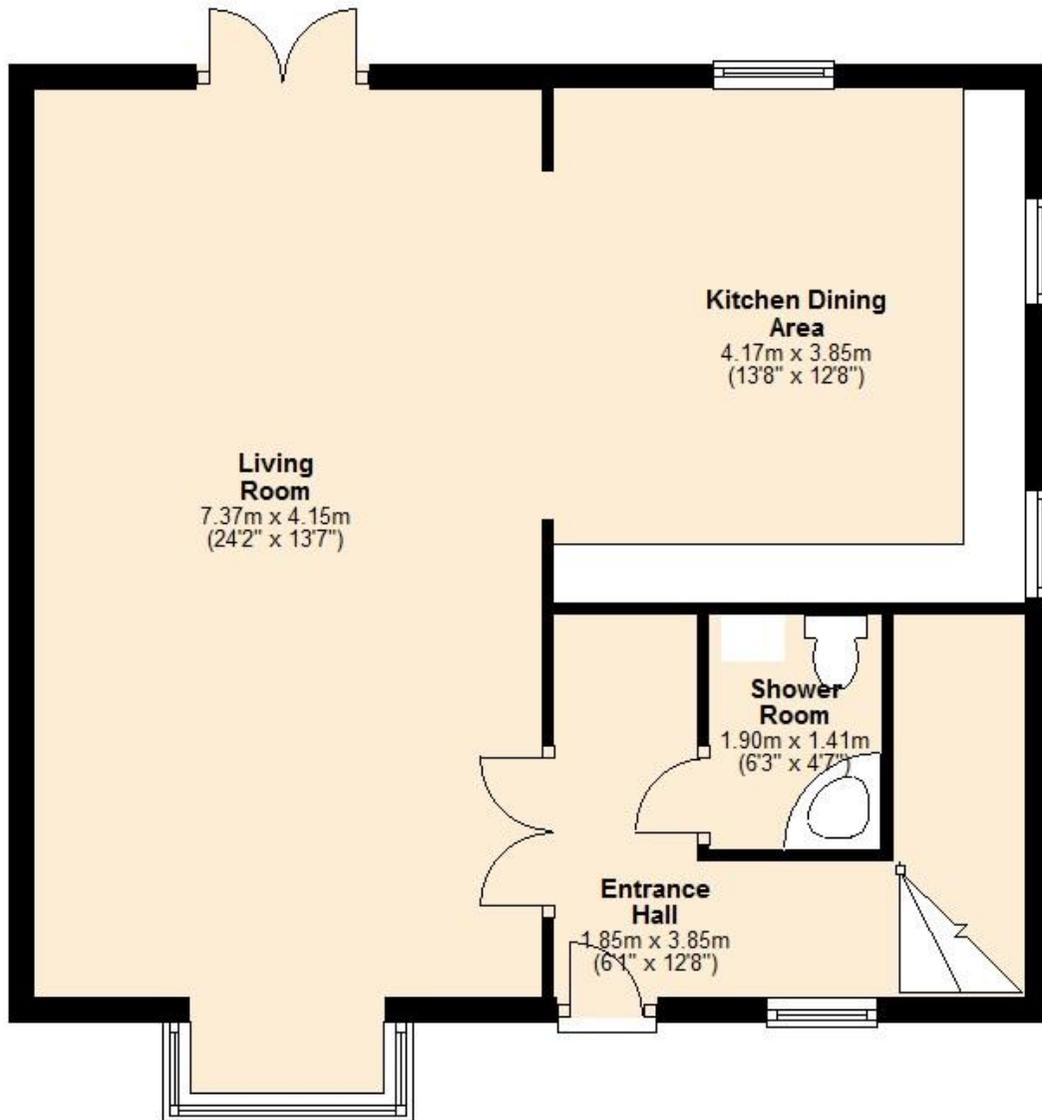


MASTER BEDROOM

This is the largest of the three first floor bedrooms, it is positioned to the front of the house and there is an ensuite bathroom off, the floor is finished in solid wood.

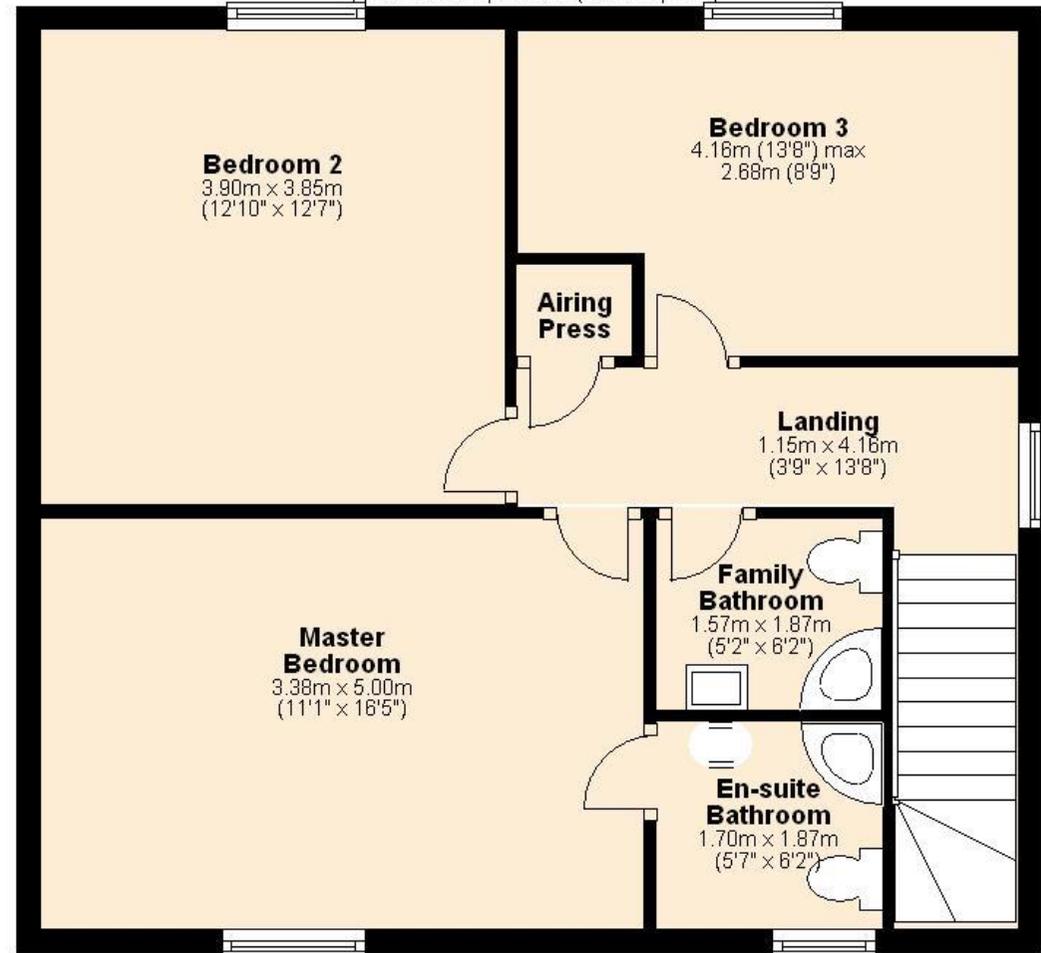
Ground Floor

Approx. 59.3 sq. metres (637.8 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.4 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.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Email: property@hol.ie

Web: www.hol.ie

