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**AUCTIONEERS &  
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[WWW.HOL.IE](http://WWW.HOL.IE)

*4 Warners Lane, Skibbereen, West Cork*



*Recently renovated older style, 2 bedroom home, if you judge it from the outside you could easily miss this exciting opportunity.*

*Guide Price: €120,000*

## GROUND FLOOR

**ENTRANCE HALL** 5.74m (18'10") x 3.00m (9'10")

**ALCOVE** 1.30m (4'3") x 0.90m (3')

**UTILITY ROOM** 1.52m (5') x 0.67m (2'2")

**BEDROOM 1** 3.53m (11'7") x 3.00m (9'10")

**EN-SUITE BATHROOM** 1.80m (5'11") x 1.43m (4'8")

## FIRST FLOOR

**LANDING** 5.49m (18') x 0.85m (2'9")

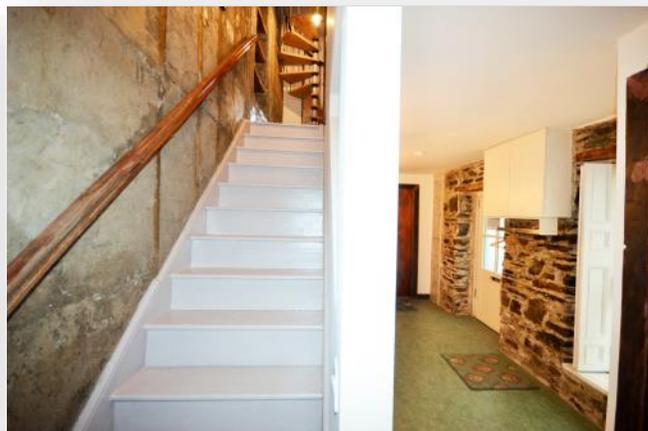
**LIVING ROOM** 5.11m (16'9") x 3.00m (9'10")

**KITCHEN\_DINING AREA** 4.16m (13'8") x 2.05m (6'9")

## SECOND FLOOR

**BEDROOM 2** 5.33m (17'6") x 3.00m (9'10")

**BATHROOM** 3.94m (12'11") x 3.00m (9'10")



*With irresistible appeal and classic yet contemporary style, this charming home offers a brilliant blend of character and modern-day conveniences with a high level of attention to detail over three floors.*

*It features a comfortable interior with a spacious open plan living, dining and kitchen area on the middle floor. The ground floor accommodates the entrance hall, an ensuite bedroom and the utility room, the entire top floor is given over to the master bedroom, this space is most unusual. There is*



*also an attic ladder providing access to the floored attic storage space. From the outside it looks like every other house on the street, but inside it could not be more different. Open plan layout, a spiral stairs and exposed stone, concrete and timber combine to create something very different.*

*Services: Mains water, mains sewage, electric heating and broadband is available.*



**KITCHEN DINING AREA**

*Positioned to one side of the middle floor, this is a galley style kitchen with base and eye-level storage units. There is a bar style dining area, timber floors and exposed stone walls.*



**LIVING AREA**

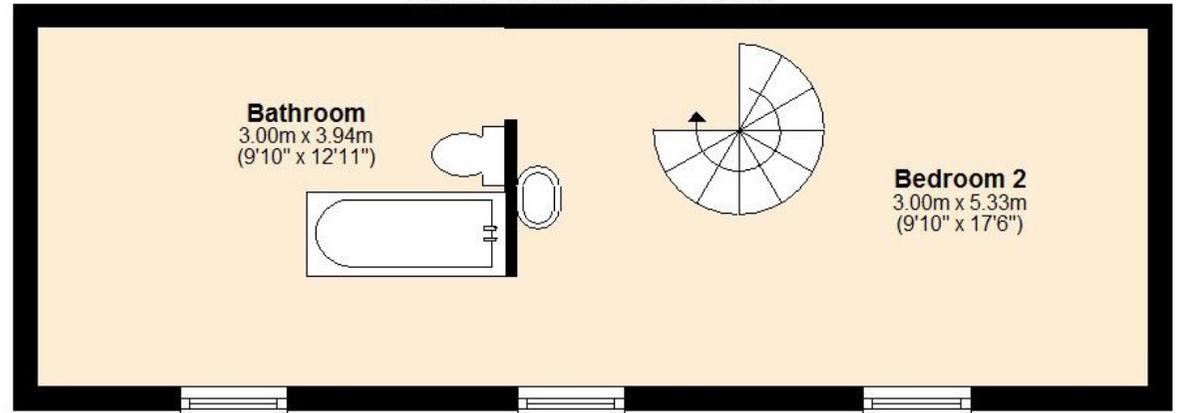
*This is possibly the most eye-catching area of the house, it is also on the middle floor, there is an integrated stove fitted in the open fireplace and the walls are exposed natural stone.*



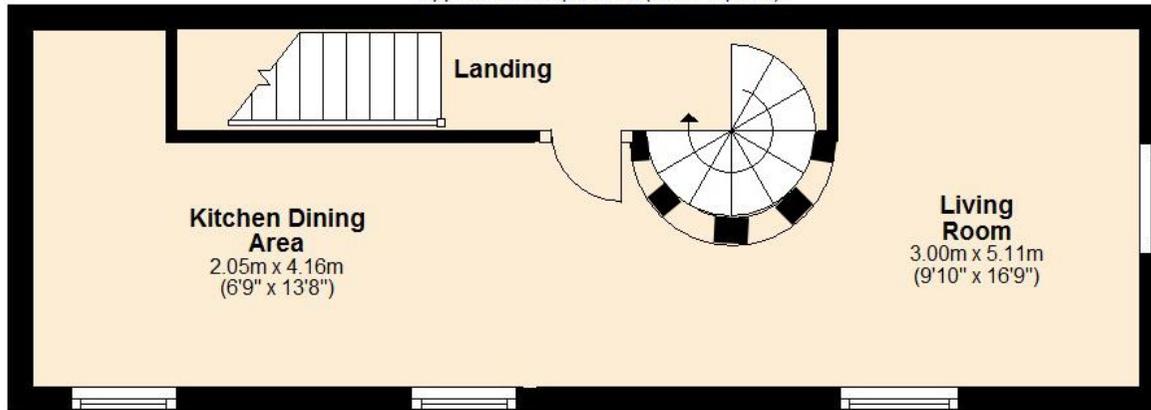
**TOP FLOOR BEDROOM**

*The entire top floor is given over to the master bedroom, it accommodates two beds and an ensuite area, the natural stone walls and roof beams are exposed.*

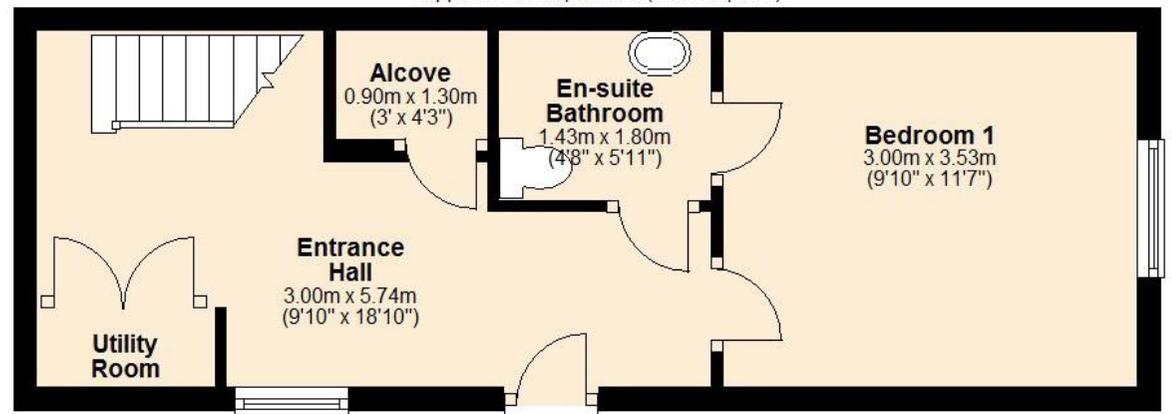
**Second Floor**  
Approx. 27.8 sq. metres (299.3 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.3 sq. feet)



**Ground Floor**  
Approx. 27.0 sq. metres (291.1 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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