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**AUCTIONEERS &
REAL ESTATE AGENTS**

**46 Reenrou East,
Bantry, West Cork,
P75 XV12**



This beautifully presented 3-bedroom townhouse offers an enclosed back garden and is positioned a mere 400m from the serene shores of The Cove.

Guide Price: €210,000

Ground Floor

Hall: 3.17m (10'5") x 1.79m (5'11")

Living Room: 4.23m (13'11") x 3.32m (10'11")

Kitchen: 2.34m (7'8") x 1.97m (6'6")

Sitting Room: 3.25m (10'8") x 3.14m (10'4")

First Floor

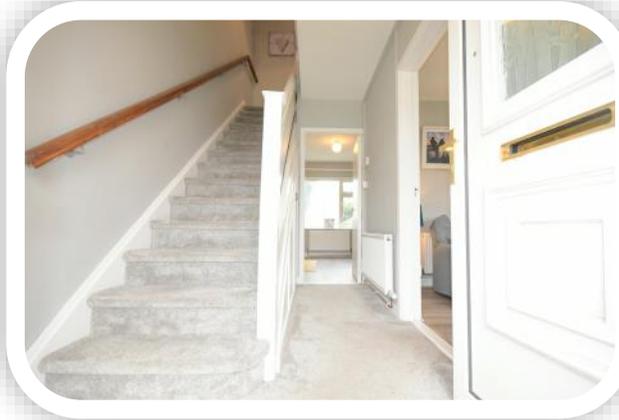
Landing: 2.69m (8'10") x 1.95m (6'5")

Bathroom: 1.95m (6'5") x 1.67m (5'6")

Bedroom 1: 3.17m (10'5") x 2.92m (9'7")



Perfectly positioned, the Reenrou East Development is midpoint between the town and the GAA sports complex. Surrounded by picturesque farmland and framed by the stunning Bantry Bay, this residence offers an enchanting ambiance for residents of all ages. This uniquely located home harmoniously blends the convenience of town living with the tranquility of coastal serenity, presenting an ideal retreat for those seeking proximity to urban amenities without compromising on natural beauty. Whether you're embarking on the Beicín Loop walk or simply relishing the breathtaking vistas of Whiddy Island, this home promises an idyllic lifestyle. Accommodation includes two inviting reception rooms and a compact yet functional kitchen on the ground floor, upstairs reveals the family bathroom and three cosy bedrooms. Furthermore, its strategic location offers unparalleled convenience, with Glengarriff just 17km away, Dunmanway 26km, Skibbereen 28km, Cork airport 80km, and Kerry airport 95km, ensuring seamless connectivity to wider destinations. Flaunting affordability without sacrificing quality, this residence serves as an impeccable starter home or a peaceful retirement haven, perfectly tailored for those yearning for the allure of coastal living within arm's reach of urban comforts.



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



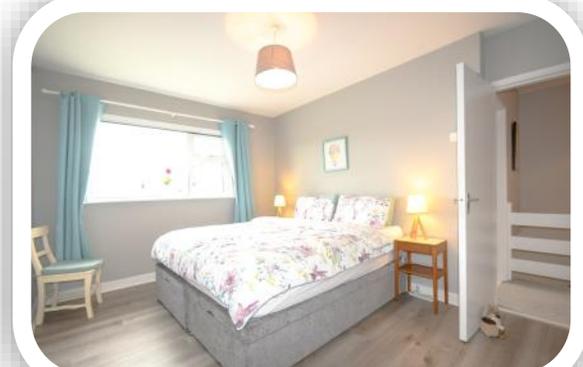
KITCHEN AREA

Though simple it boasts a strategic placement towards the rear of the home. Along the dividing wall between the kitchen and sitting room, you'll find storage units, a sink, and a cooker. This setup offers the potential to seamlessly merge the two spaces, creating a spacious, open-plan kitchen-dining area.



LIVING ROOM

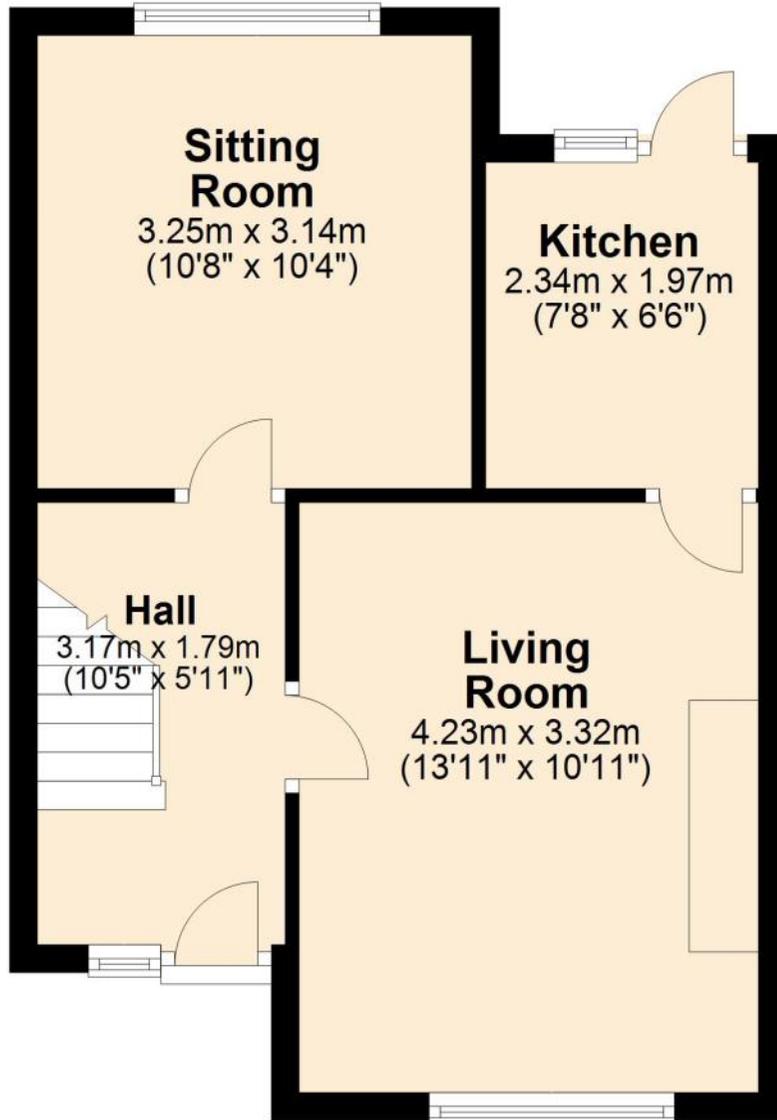
This is the largest room in the house, through the large front window, the room is drenched in natural light due to its westerly aspect. Enhanced with durable laminate flooring, it exudes both elegance and practicality. A focal point of warmth and comfort, an open fireplace adds to the inviting ambiance of this welcoming space.



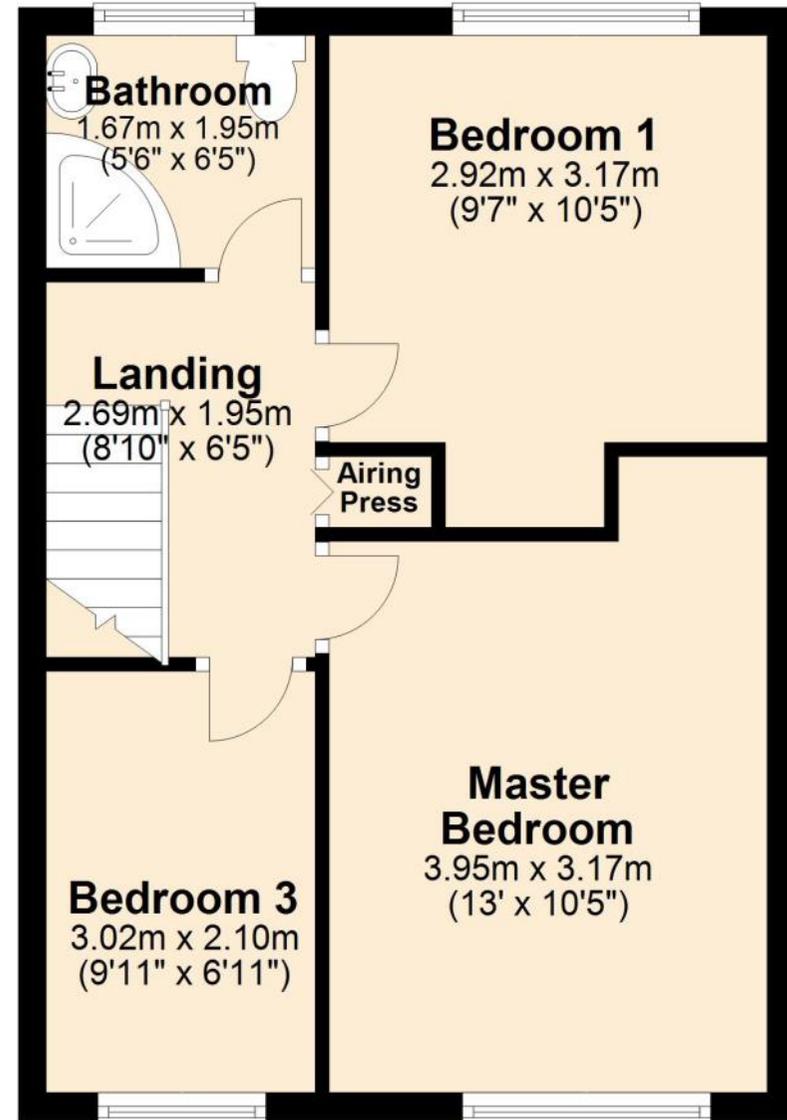
MASTER BEDROOM

Situated to the front of the house, it boasts a generously sized west-facing window, capturing the warmth of the evening sun and filling the room with a cosy feeling. Finished with resilient laminate flooring, this space combines practicality with style, offering a serene retreat after a busy day.

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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