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**AUCTIONEERS &
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7 An Gárran, Shannonvale, Clonakilty, West Cork, P85 DT66

Fabulous detached 4 bed home with a garage attached, in a most convenient village setting which is just 3km from Clonakilty town.



Guide Price: €470,000



GROUND FLOOR

Front Porch: 2.00m (6'7") x 1.31m (4'4")

Entrance Hall: 5.19m (17') x 2.37m (7'9")

Living Room: 5.19m (17') x 4.24m (13'11")

Sitting Room: 4.72m (15'6") x 4.52m (14'10")

Office: 3.32m (10'11") x 2.74m (9')

Dining Area: 3.19m (10'5") x 2.74m (9')

Kitchen: 3.41m (11'2") x 2.78m (9'1")

Utility: 3.41m (11'2") x 1.83m (6')

Toilet: 1.39m (4'7") x 1.18m (3'10")

Garage: 5.47m (17'11") x 3.76m (12'4")

FIRST FLOOR

Landing: 5.62m (18'5") x 2.27m (7'5")

Master Bedroom: 4.52m (14'10") x 3.29m (10'10")

En-suite: 3.06m (10') x 1.33m (4'4")

Bedroom 2: 4.52m (14'10") x 4.24m (13'11")

Bedroom 3: 3.41m (11'2") x 3.32m (10'11")

Bedroom 4: 4.72m (15'6") x 3.41m (11'2")

Family Bathroom: 3.19m (10'5") max x 2.31m (7'7")



A beautifully presented home that was built and designed with family living in mind. With lots of windows, lots of light, a functional floor plan including an office, it's a place where you can work and easily call home.

With a gross floor area of approx. 2230sq. ft., it represents a wonderful opportunity for a growing family to enjoy semi-rural living in this exclusive development of just 7 detached homes, each detached home has its own private site with direct access off the public road. There is a tarmac drive with a parking apron to the front, to the rear there is a paved



patio and a sheltered lawn. Accommodation is generous with two large reception rooms, an open plan kitchen dining area and an office on the ground floor, on the first floor there are 4 bedrooms and two bathrooms. The location is also very convenient with the technology park and rugby club within easy walking distance, Clonakilty is 3km away and Cork airport is approx. 40km.

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



KITCHEN DINING AREA

This is a bright and spacious area of the home, the fitted oak kitchen has a great selection of base and eye-level units, there are two large windows looking on to the rear lawn, there is a tiled floor and splashback, and the utility is off.



SITTING ROOM

This is one of two large reception rooms, there is an open fireplace in a decorative cast-iron and timber surround, the floor is solid timber and like the living room there is a front facing window which looks on to the drive.

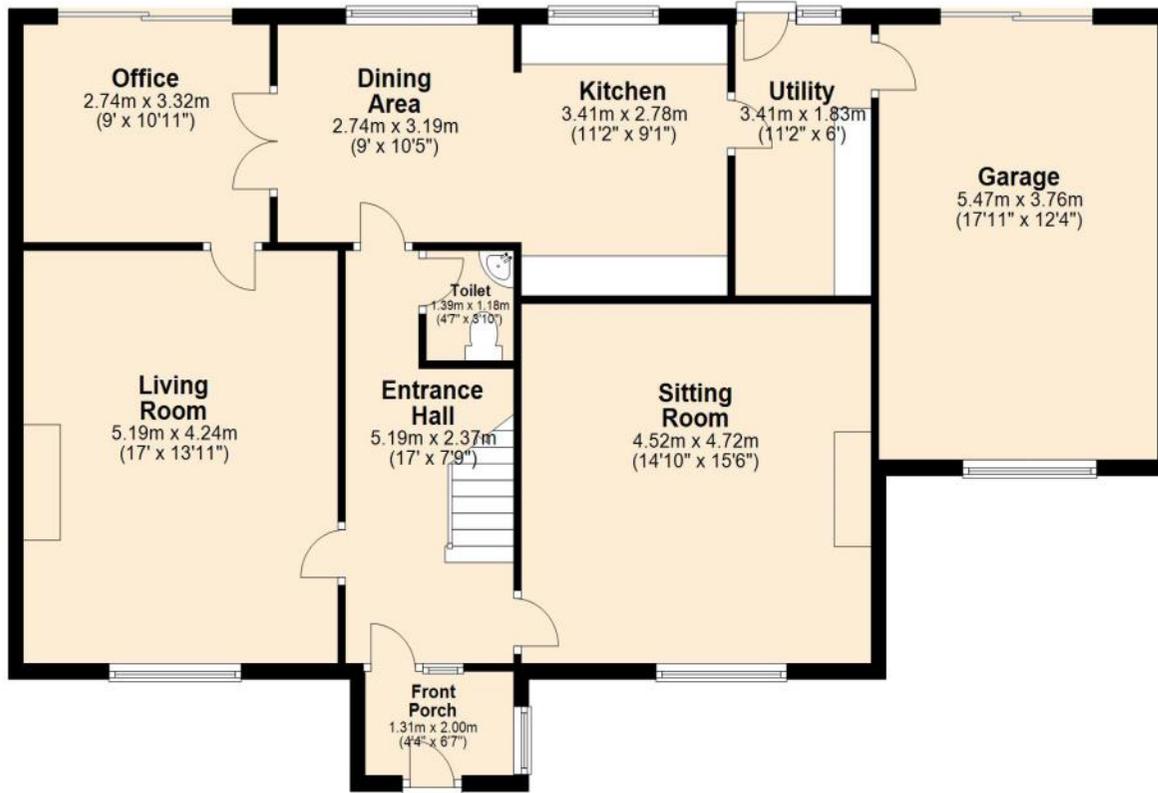


MASTER BEDROOM

This is one of four first floor double bedrooms, there is an ensuite bathroom off this bedroom, there is carpet on the floor and a window to the front which overlooks the parking area and also has views towards the river.

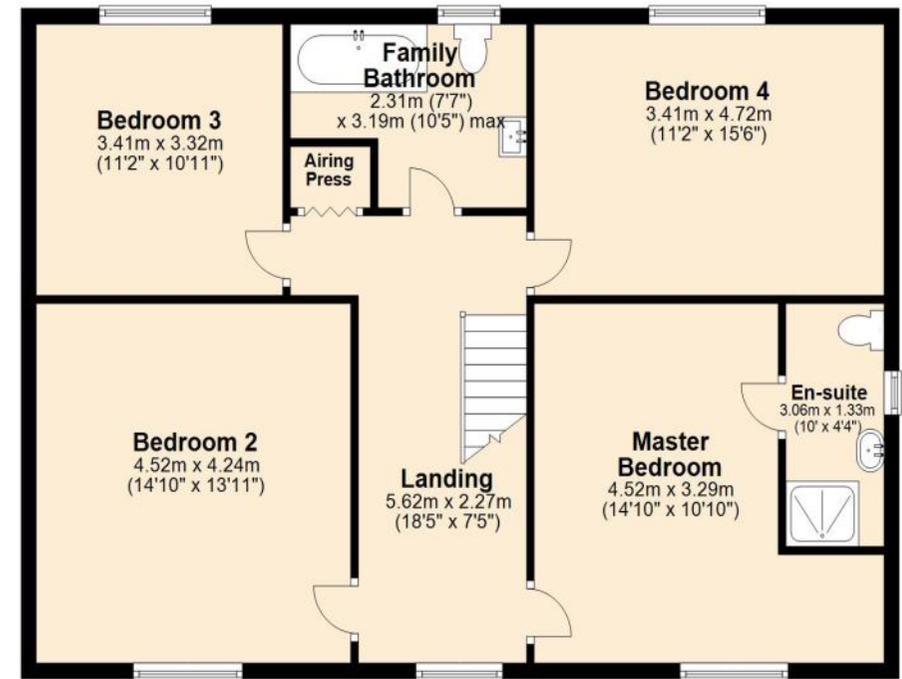
Ground Floor

Approx. 115.7 sq. metres (1245.4 sq. feet)



First Floor

Approx. 91.8 sq. metres (987.8 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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