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**AUCTIONEERS &
REAL ESTATE AGENTS**

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**Foxglove, Kilnadur, Dunmanway,
West Cork, P47 FN26**

Detached 3 bedroom traditional style family home with a double garage and a large mature site of approx. 1.2 acres.



Guide Price: €275,000

Ground Floor

Conservatory: 2.65m (8'8") x 2.00m (6'7")

Living Room: 5.57m (18'3") x 3.70m (12'2")

Kitchen: 4.05m (13'3") x 3.70m (12'2") max

Dining Room: 3.70m (12'2") x 2.50m (8'2")

Hall: 2.84m (9'4") x 1.84m (6')

Toilet: 1.93m (6'4") x 1.84m (6')

Master Bedroom: 4.63m (15'2") x 4.27m (14')

Ensuite: 2.69m (8'10") x 1.93m (6'4")

First Floor

Landing: 8.43m (27'8") x 0.92m (3')

Bedroom 2: 4.55m (14'11") x 3.70m (12'2")

Bedroom 3: 3.84m (12'7") x 2.68m (8'9")

Family Bathroom: 3.70m (12'2") x 1.91m (6'3")



This is a delightful home of immense charm and character located in a mature tranquil setting that offers privacy and value for money. It sits on a large site of approx. 1.2 acres and is surrounded by an abundance of mature trees and lush greenery. The sizeable garden adds to the sense of seclusion and offers several sunny spots to relax and enjoy the country lifestyle. With approx. 1,500sq. ft., there is plenty of space, the conservatory is perfectly positioned looking onto the garden, the cosy living room is ideal for relaxation or



entertaining, there is a separate dining room and the kitchen opens onto the conservatory. The master bedroom has an ensuite and it is located on the ground floor, there are two further bedrooms and a bathroom upstairs. Outside there is a large double garage. The property is only 8.5km from Dunmanway, 30km from both Bantry and Bandon, the airport is 53km away.

Services: Private well, septic tank, oil fired central heating and broadband is available.



KITCHEN AREA

With a southerly aspect, this is a bright and spacious room, the fitted kitchen has an excellent selection of base and eye-level units, the floor is tiled and there is an oil fired cooker which also does the central heating.



LIVING ROOM

This is one of the largest rooms in the house, there are windows to the south and west along with glazed panel doors off the conservatory, the ceiling is timber tongue & groove and there is a stove fitted in the fireplace.

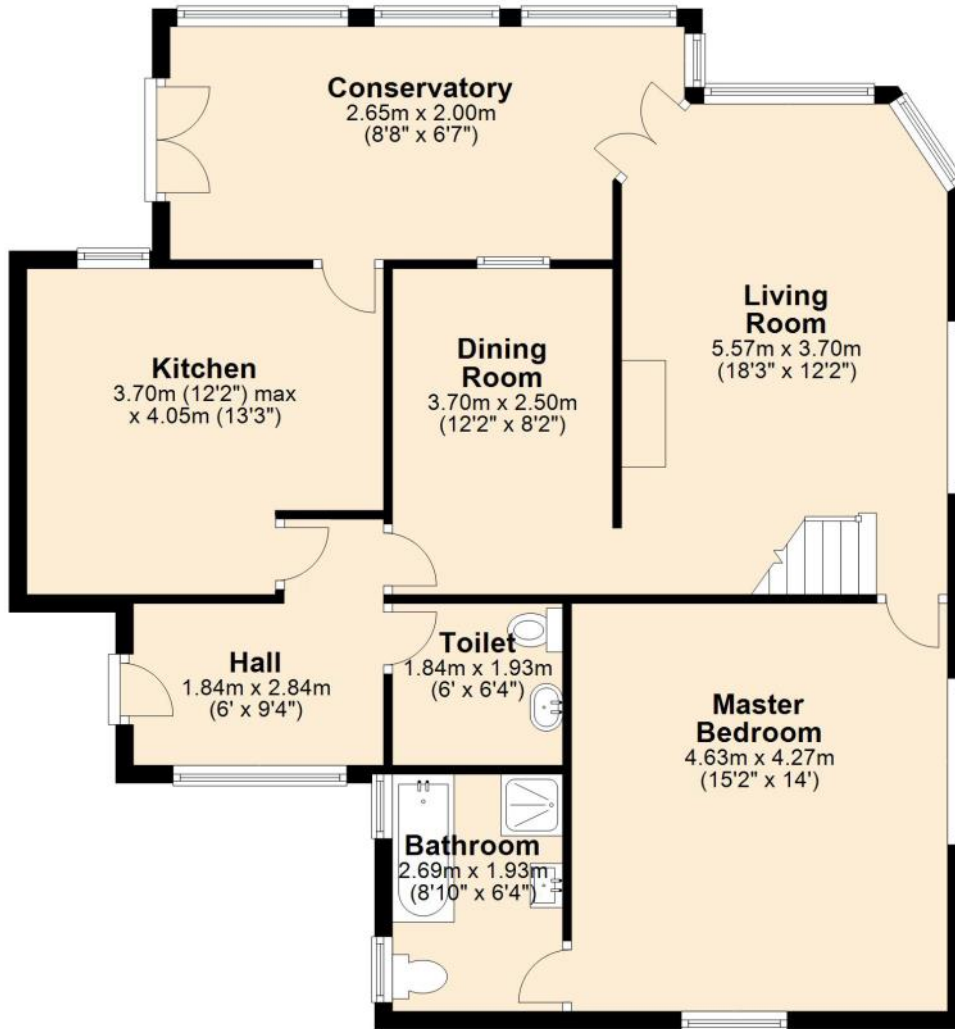


BEDROOM

This bedroom is on the first floor, it is one of three double bedrooms, there are four large windows overlooking the garden, the ceiling is timber tongue & groove and there is carpet floor covering and a built in wardrobe.

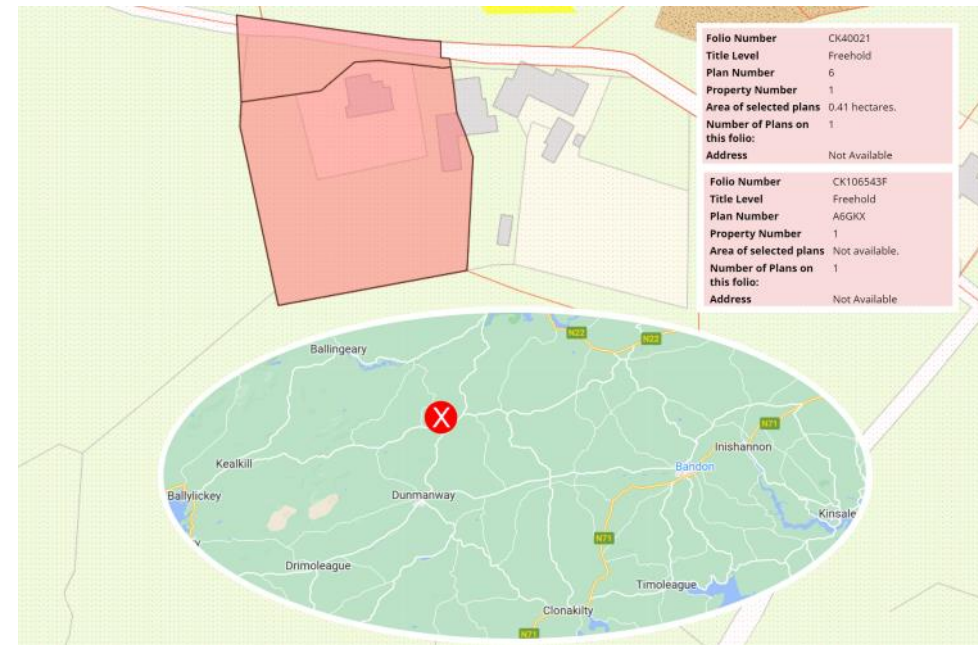
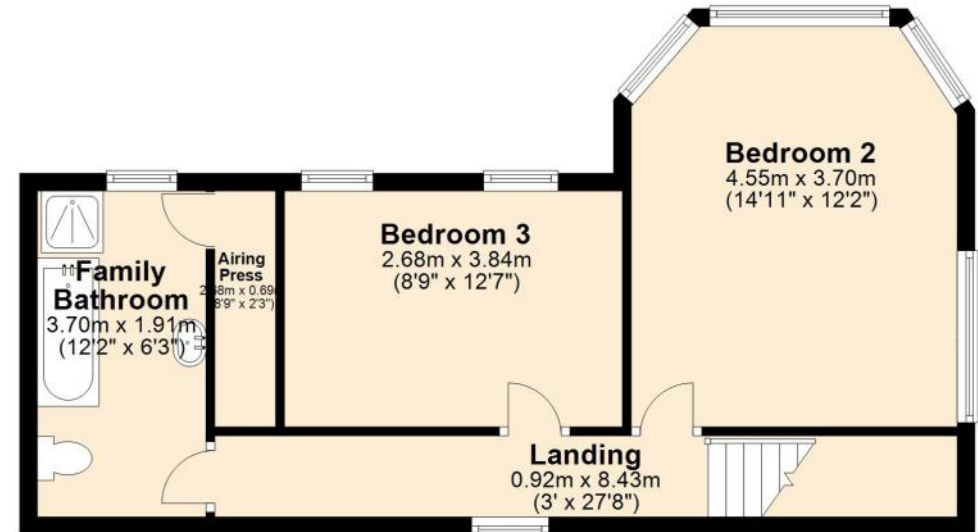
Ground Floor

Approx. 95.4 sq. metres (1027.4 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.7 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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