



**HENRY O'LEARY**

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**AUCTIONEERS &  
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**Milleenagun, Lisbealad, Dunmanway, West Cork, P47 YT44**

Traditional 5 Bedroom Family Home with 1750sq. ft. of comfortable living space in a convenient location.

**Guide Price: €230,000**



CLONAKILTY

INCHYDONEY

GALLEY HEAD

## Ground Floor

Entrance Hall: 2.85m (9'4") x 1.64m (5'5")

Sitting Room: 2.6m (14') x 4.03m (13'3")

Living Room: 5.31m (17'5") x 3.56m (11'8")

Kitchen Dining Area: 5.19m (17') max x 4.35m (14'3")

Toilet: 1.63m (5'4") x 1.09m (3'7")

Rear Porch: 3.22m (10'7") x 1.15m (3'9")

Utility/Storeroom: 5.71m (18'9") x 2.75m (9')

## First Floor

Master Bedroom: 3.86m (12'8") x 3.79m (12'5")

Bedroom 2: 2.89m (9'6") x 2.75m (9')

Family Bathroom: 2.60m (8'6") x 1.76m (5'9")

Bedroom 3: 3.78m (12'5") x 2.75m (9')

Bedroom 4: 4.00m (13'2") x 2.09m (6'10")

Bedroom 5: 3.88m (12'9") x 3.35m (11')

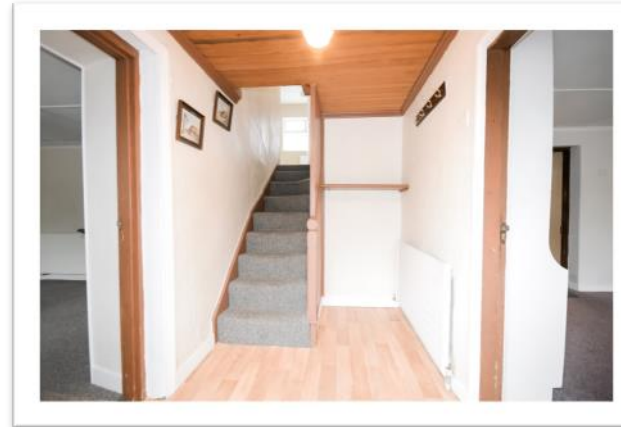
BALLYGURTEEN





Nestled in this convenient rural setting lies a gem of a property, blending the timeless allure of old-world charm with the convenience of modern amenities. Inside you are greeted by an ambiance that is both comforting and inviting, the fusion of traditional elements and modern upgrades creates a unique ambiance that instantly feels like home. This semi-detached home stands out amidst its detached

neighbours, adding to its appeal and charm in this picturesque countryside. With a total of 5 bedrooms, there's ample space to accommodate a growing family or visiting guests. Each room has its own distinct character, offering a retreat from the hustle and bustle of everyday life. Whether it's the large kitchen or the two spacious reception rooms there's a place for family gatherings or lively celebrations, these versatile spaces effortlessly adapt to every occasion. The heart of the home lies to the rear in the cosy kitchen, where memories will be made and shared



around the solid fuel stove. Large windows flood the rooms with natural light, creating an airy atmosphere that enhances the overall sense of warmth and comfort. Outside, a storage shed provides practicality, offering plenty space to stow away seasonal belongings or pursue hobbies, there is also a small garden for cultivating a vibrant flower bed or simply basking in the sun's gentle rays. This home is also very conveniently located being just 13km from Clonakilty, 8km from Dunmanway and less than 1km from Ballygurteen village.

**Services:** Well water, septic tank, oil heating and highspeed broadband is available.



### **KITCHEN AREA**

This is a bright and spacious area of the home, the fitted kitchen has a large selection of base and eye level units, there is a large window looking on to the enclosed yard and there is a solid fuel stove also fitted.



### **SITTING ROOM**

Located to the front of the house, this a bright and spacious room with an open fireplace in a decorative cast iron surround, there is carpet floor covering, a large window to the front and a door off the entrance hall.

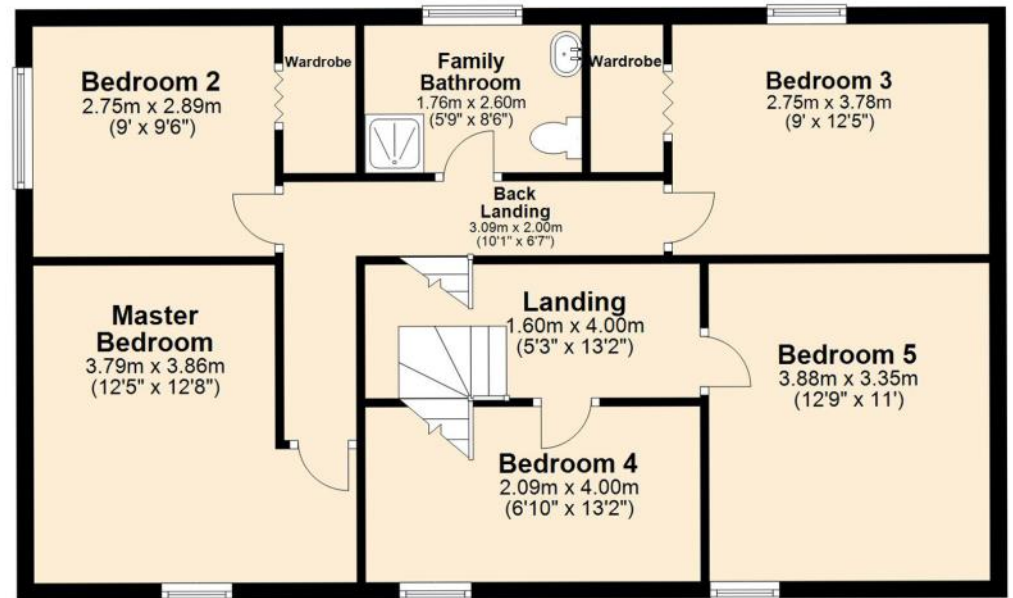


### **LIVING ROOM**

This is the larger of the two reception rooms, it also has an open fireplace, front facing window and carpet floor covering, along with a selection of built in storage units, there is a door off the entrance hall and a door to the kitchen.

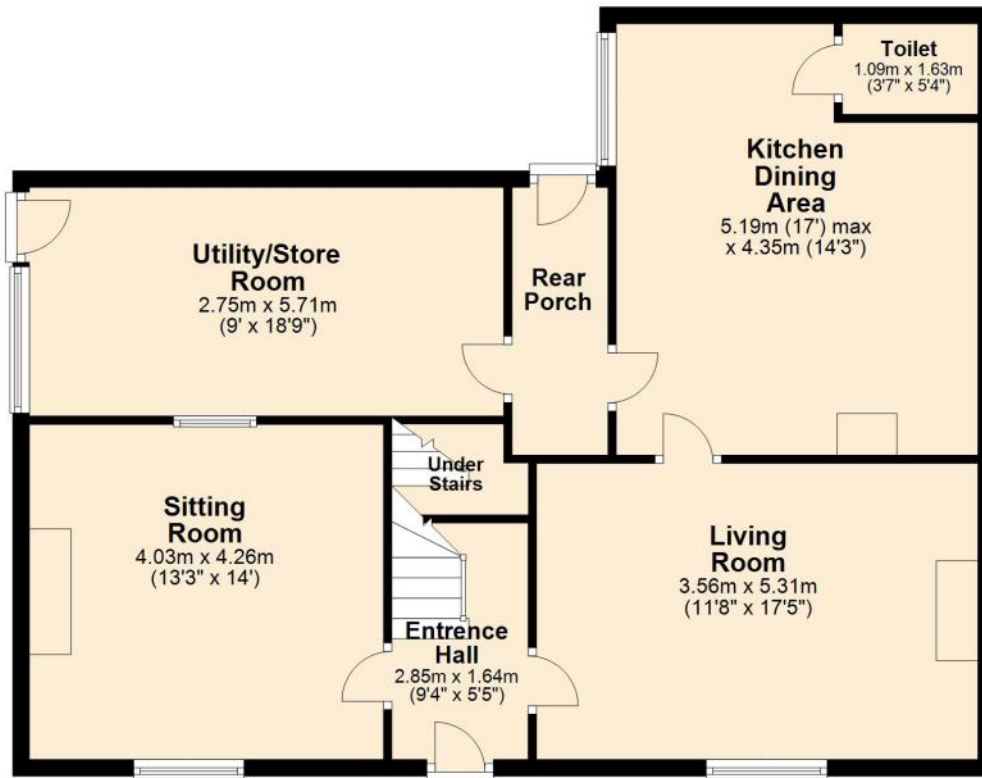
## First Floor

Approx. 76.1 sq. metres (819.2 sq. feet)



## Ground Floor

Approx. 87.1 sq. metres (937.4 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.

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