

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

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The Corner House, Reenroe, Clonakilty, West Cork



Modern 4 bed family home of
2,300sq. ft. on a mature 1 acre site
which is just 4km from town.

Guide Price: €560,000

GROUND FLOOR

Entrance Hall: 5.14m (16'10") x 2.46m (8'1") max

Living Room: 5.14m (16'10") x 4.50m (14'9")

Kitchen Dining: 6.12m (20'1") x 5.14m (16'10")

Sitting Room: 3.86m (12'8") x 3.27m (10'9")

Utility: 5.14m (16'10") x 2.31m (7'7")

Bedroom 4: 3.81m (12'6") x 3.08m (10'1")

Toilet with plumbing for a shower: 2.80m (9'2") x 1.96m (6'5")

FIRST FLOOR

Bedroom 1: 4.38m (14'4") x 3.08m (10'1")

En-suite: 2.09m (6'10") x 1.96m (6'5")

Walk-In Wardrobe: 1.96m (6'5") x 1.62m (5'4")

Master Bedroom: 5.14m (16'10") x 4.20m (13'9")

En-suite: 3.19m (10'6") x 2.21m (7'3")

Walk-In Wardrobe: 1.66m (5'5") x 1.57m (5'2")

Bedroom 3: 5.14m (16'10") x 2.65m (8'8")

Bathroom: 3.95m (12'11") x 3.19m (10'6")



An impressive blend of space, style and comfort, this beautiful home ticks many boxes for a comfortable lifestyle, complete with superb outdoor appeal and an impeccably finished interior, it is nicely tucked away behind a natural stone wall gated entrance, on a spacious mature site with a warm south westerly aspect. This sun-filled family sanctuary will

leave you wanting nothing more, with all the hard work done and a gross floor area of approx. 2,300 sq. ft., there is plenty of space to work from home if that is what is required. This beautifully designed home features two timber decks and a well thought out floor plan. There are two reception rooms, a large kitchen dining area, two ensuite bedrooms and one of



the four bedrooms is on the ground floor. Outside there is a car port, garage/workshop & a shed. Self-coloured external plaster was used on the house so no painting is required. The location is also convenient with Clonakilty town just 4km away, it is in close proximity to both the Gaelscoil & Knockskeagh School, Bandon is 22km and Cork city and airport are just 47km away.

Services: Private well, septic tank, oil fired central heating with under floor heating downstairs, solar panels to generate hot water, pressurised water system with power showers and broadband is available.



KITCHEN DINING AREA

The kitchen is beautifully crafted with a great selection of base and eye-level units, the worktop is hardwood and the floor is tiled, double doors open to the sitting room and the utility also opens off this area of the home.



LIVING ROOM

This is one of two large reception rooms, one is to the front and one is to the rear of the house, there is solid fuel stove fitted in the open fireplace, the floors are solid timber.

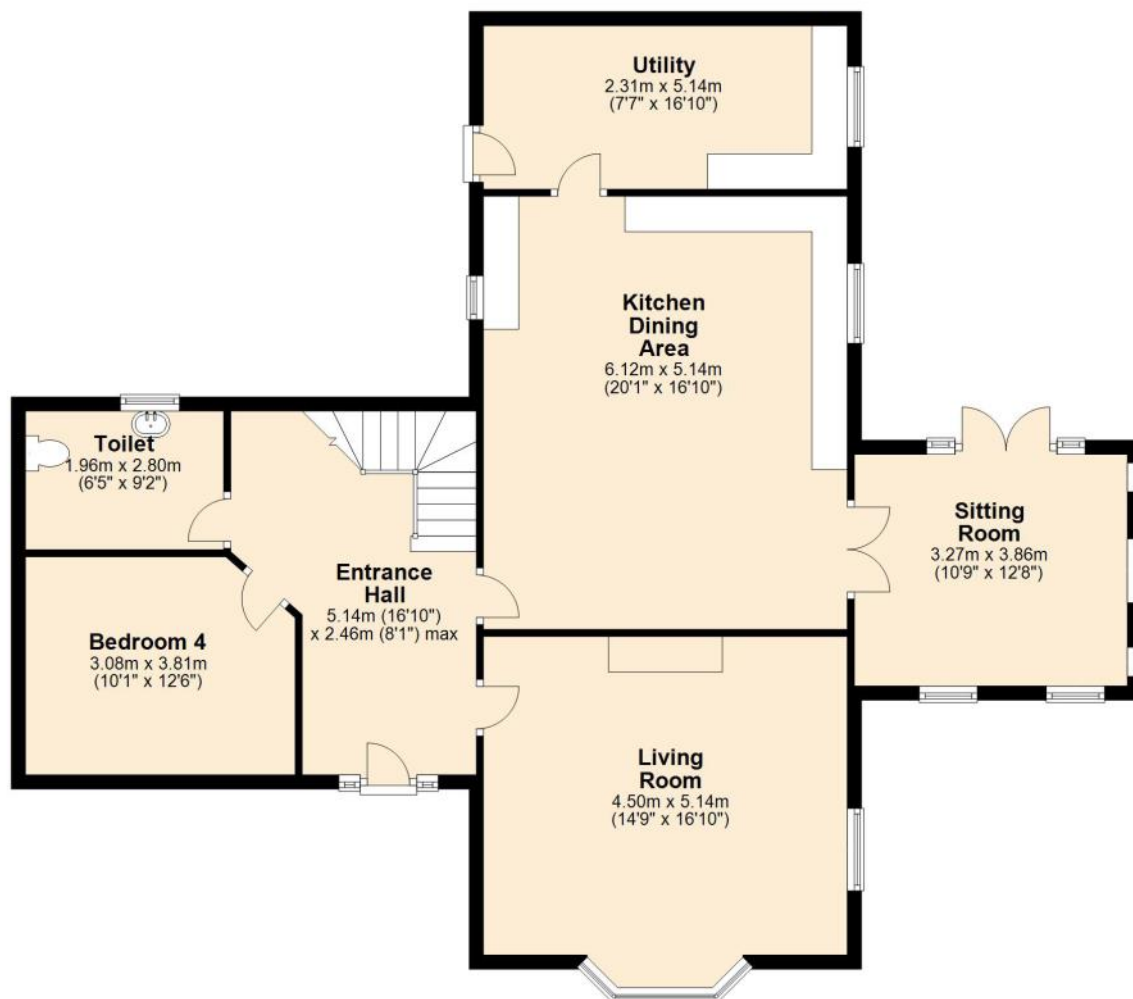


MASTER BEDROOM

This is the largest of the four bedrooms, it features a walk-in wardrobe and an ensuite bathroom off, there are windows to the front and side and the floor is covered with carpet.

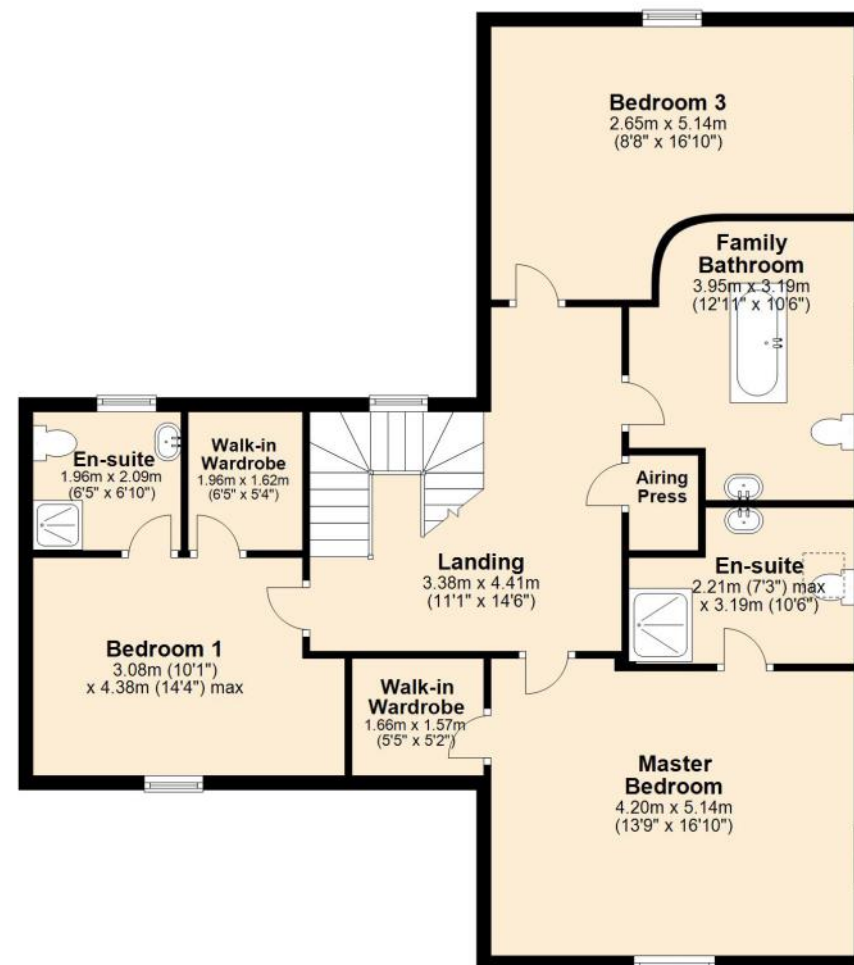
Ground Floor

Approx. 114.0 sq. metres (1226.9 sq. feet)



First Floor

Approx. 100.2 sq. metres (1078.1 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.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367

