



HENRY O'LEARY

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

**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

Rigsdale, Ballinhassig, Co. Cork, T12 E9VH

**Desirable and stylish 4-
bedroom family home, nestled
on a mature half-acre site in a
most convenient location.**

Guide Price: €520,000

Ground Floor

Entrance Hall: 6.31m (20'8") x 4.25m (13'11")

Sitting Room: 5.16m (16'11") x 5.13m (16'10")

Living Room: 3.67m (12') x 3.64m (11'11")

Conservatory: 3.92m (12'10") x 3.47m (11'5")

Kitchen Dining: 4.57m (15') x 3.64m (11'11")

Utility: 2.59m (8'6") x 1.81m (5'11")

Bedroom 1: 4.40m (14'5") x 3.20m (10'6")

Family Bathroom: 3.11m (10'2") x 1.85m (6'1")

Master Bedroom: 5.14m (16'10") x 3.65m (12')

First Floor

Landing: 4.28m (14'1") x 1.05m (3'5")

Bathroom: 2.83m (9'3") x 2.24m (7'4")

Bedroom 3: 4.64m (15'3") x 4.23m (13'11")

Bedroom 4: 4.64m (15'3") x 3.56m (11'8")



This is a desirable and stylish home, where every detail has been carefully considered to create the perfect family retreat. Nestled on a mature half-acre site, this tastefully presented 4-bedroom home was built in 1996 and offers a spacious floor area of approx. 2,000 sq. ft.

spread over two floors. The practical layout allows for comfortable and functional living. A spacious living room, a cosy family room, and a south facing conservatory provide multiple spaces for relaxation and entertainment. Double doors open off the conservatory onto a large patio area, seamlessly connecting indoor and outdoor living. With lawn to the front and rear of the property there are endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air. Whether you're sipping wine on the patio, watching



the kids play in the back garden, or enjoying the warmth of the conservatory on a sunny day, this home provides the perfect backdrop for making cherished memories and savouring life's simple pleasures. It offers a lifestyle that strikes the perfect balance between family comfort and convenience. The city and airport are just 10 min. away, Kinsale which is only 14km away is often referred to as the gourmet capital of Ireland. If you're into water sports, Kinsale offers opportunities for sailing, fishing, and kayaking.

Services: Mains water, septic tank, oil fired central heating and fibre broadband is available.



KITCHEN DINING AREA

Located at the back of the house, this spacious room features a south-facing window that provides a delightful view of the garden. The painted kitchen has an excellent selection of both base and eye-level cabinets, including a conveniently built-in corner display unit. There is also recessed lighting fitted.



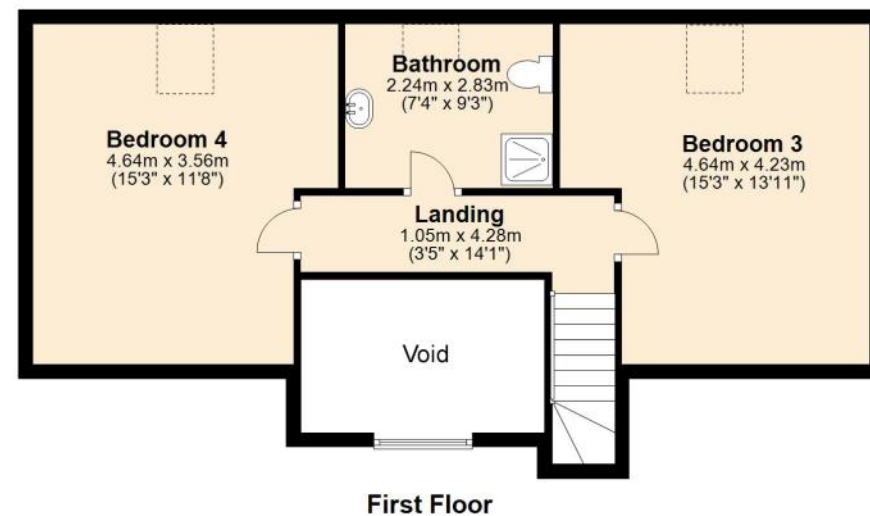
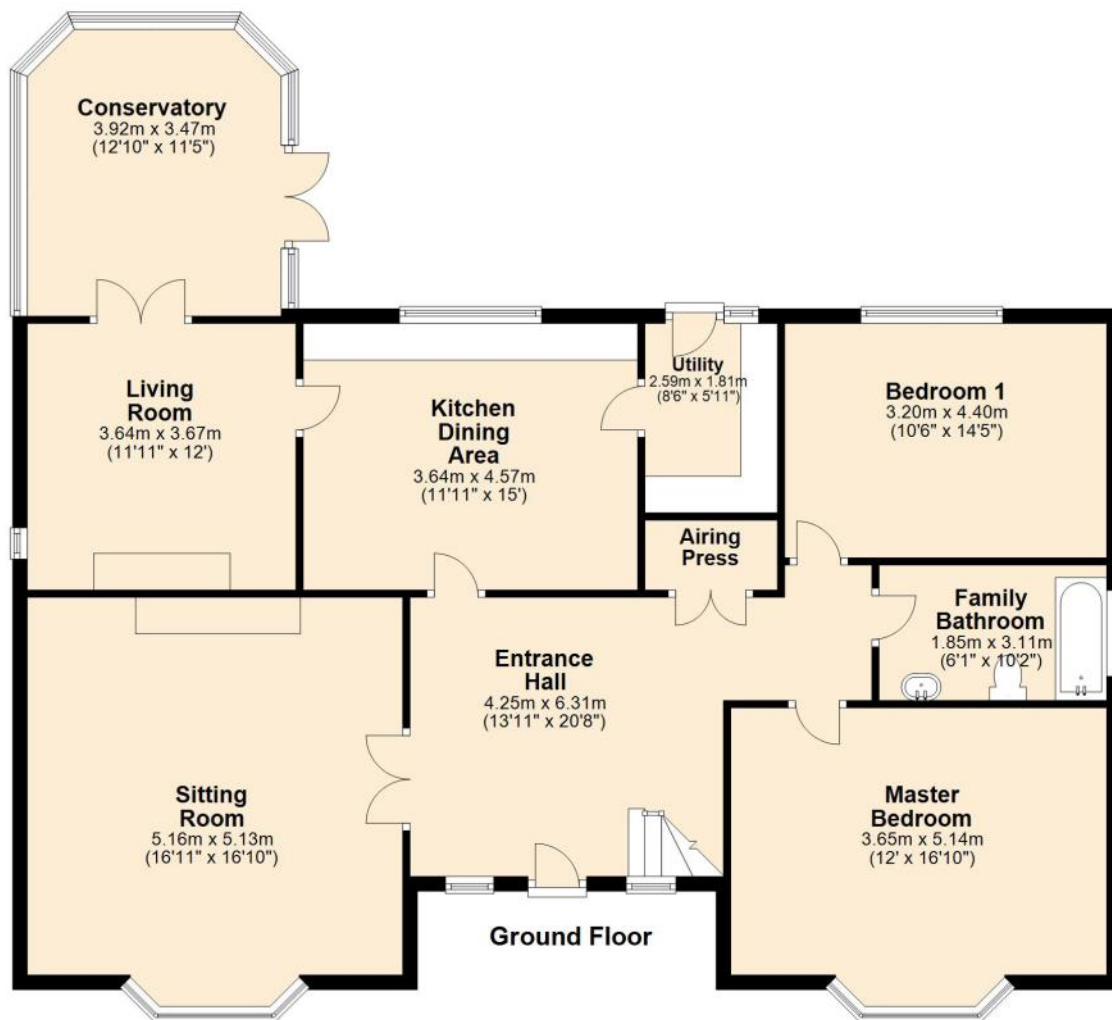
LIVING ROOM

This home has three reception areas, this one has a generously sized walk-in bay window at the front. The open fireplace is nestled within an elegant cast iron and wooden surround which adds a touch of warmth and character. The room is finished off with ceiling coving.



MASTER BEDROOM

This home features four double bedrooms, two are located downstairs and two are located upstairs. This master bedroom provides a charming view of the front garden, visible through its spacious walk-in bay window. The flooring is covered with plush carpet, adding to the overall comfort and ambiance.



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

