

HENRY O'LEARY

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

**AUCTIONEERS &
REAL ESTATE AGENTS**

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The Old Pub, Dunworly, Butlerstown,
Bandon, West Cork, P72 FP89



Walk, Run, Swim whatever you do, don't miss this gem, under recently introduced regulations this former pub on 1.75 acres, can be converted to a home without the need for planning permission.

Guide Price: €400,000

FLOOR LAYOUT

Hall: 1.90m (6'3") x 1.65m (5'5")

Room 1: 7.16m (23'6") x 6.83m (22'5")

Room 2: 7.14m (23'5") max x 6.75m (22'2")

Toilet: 2.81m (9'3") x 1.93m (6'4")

Toilet: 2.81m (9'3") x 1.62m (5'4")

Toilet: 2.81m (9'3") x 2.13m (7')

Toilet: 2.81m (9'3") x 1.72m (5'8")

Lobby: 6.59m (21'7") x 2.81m (9'3")



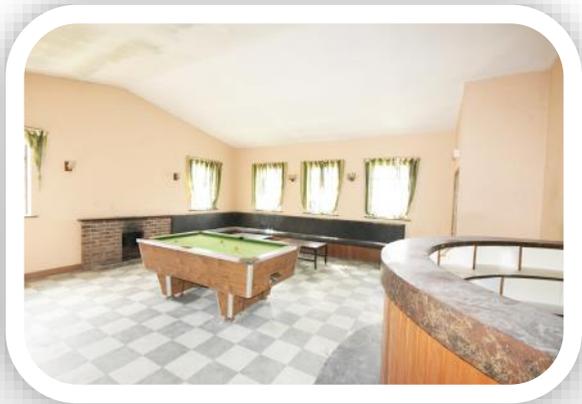
Sitting on a spectacular 1.75-acre site, this 1,500sq. ft. former pub can now be converted to a residential property exempt from planning permission under new regulations signed into law on the 25th of February this year.

Wake up to the sun, the sea, and the waves in a property that is brimming with potential in a sensational location just across the road from the beach. It's a real diamond in the rough but the reward for a visionary could be a home where you can have the holiday of a lifetime every



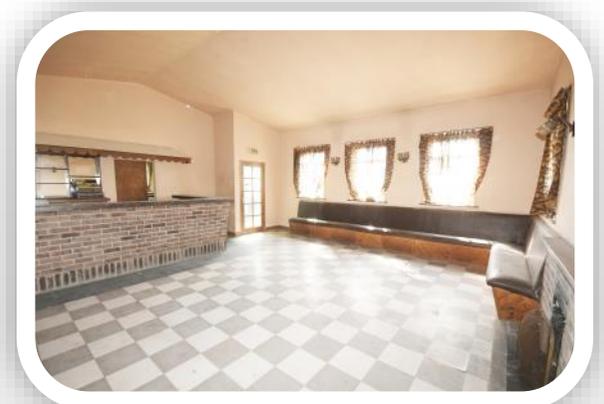
day of your life. Never before on the market, it offers an unparalleled opportunity to create your dream home on a huge site. Along with being spectacular, the setting is also convenient being 15km from Clonakilty, 20km from Bandon, 30km from Kinsale and approx. 50km to the airport.

Services: Mains water, septic tank and broadband is available.



ROOM ONE

This is a large room with three windows facing the beach, there is an open fire-place in a brick surround. There are ladies and gents toilets off and the original bar is still in place.

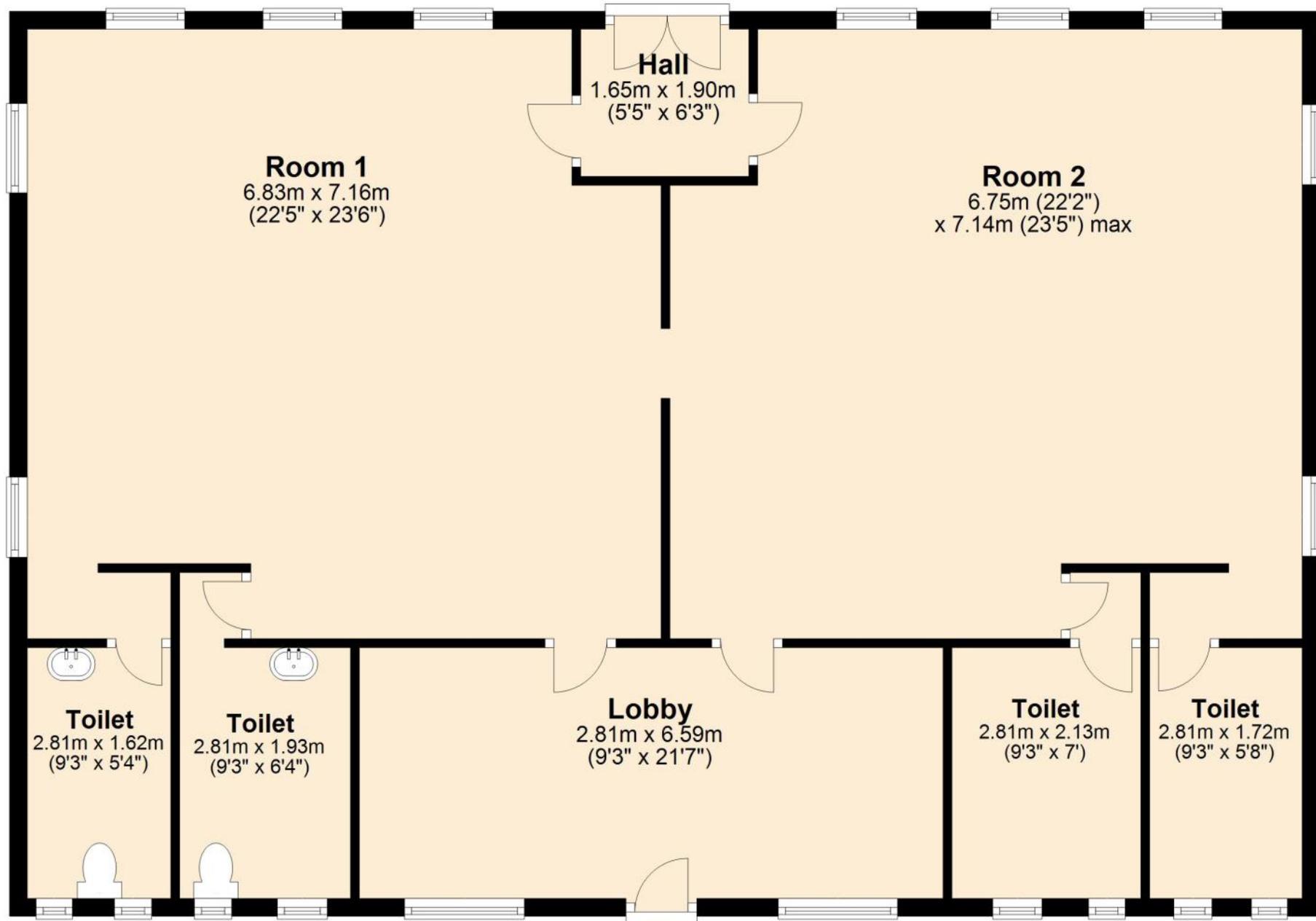


ROOM TWO

This is another large room with an open fireplace and three windows facing the beach. There are ladies and gents toilets off and the original bar is still in place.

The Old Pub

Approx. 139.5 sq. metres (1501.5 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

