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**AUCTIONEERS &
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**West Green, Dunmaway,
West Cork, P47 TX30**

3-bedroom traditional terraced home with a walled-in rear garden that opens onto the river walk in a most convenient location. Vacant for 2 years it qualifies of grants.

RIVER

Guide Price: €140,000



Ground Floor

Hall: 4.90m (16'1") x 1.06m (3'6")

Living Room: 4.03m (13'3") x 2.84m (9'4")

Kitchen Dining Area: 4.90m (16'1") x 2.80m (9'2")

Utility: 3.18m (10'5") x 1.40m (4'7")

Store Room: 6.10m (20') x 2.84m (9'4")

First Floor

Bedroom 1: 3.27m (10'9") x 2.85m (9'4")

Master Bedroom: 3.80m (12'6") x 3.04m (10')

Bedroom 3: 3.32m (10'11") x 1.92m (6'4")

Bathroom: 2.56m (8'5") x 1.80m (5'11")



This is a charming and traditional 3-bedroom terraced house, brimming with potential and it comes to the market in a much sought after price range. Whether you're a first-time buyer, a savvy investor, or seeking a tranquil retreat for your retirement, this property offers an exceptional opportunity to create your dream living space. Nestled in a highly convenient area, this home blends the best of both worlds. The front entrance opens onto a quiet street with easy access to the town centre, ensuring you're never far from all the amenities you need. To the rear, there is a private, walled garden, an ideal sanctuary for relaxing in the evening sun, hosting summer barbecues, or enjoying a quiet morning coffee.

What sets this home apart is its direct access to a picturesque river walk, accessible through the back gate. Imagine stepping out of your garden into a peaceful riverside setting, perfect for leisurely strolls and moments of reflection.

Although the property requires some renovation, it qualifies for generous grants, having been vacant for the requisite two years. With a bit of hard work and vision, this house has the potential to become a cosy, inviting home tailored to your tastes.

Don't miss the chance to transform this traditional gem into something truly special. With its unbeatable combination of convenience, charm, and value, this property is a rare find. Come see for yourself—you won't be disappointed!

Services: Mains water and sewage, electric heating and broadband is available.



KITCHEN AREA

With a dual aspect this is a bright room with sun light early and late in the day, the kitchen units are Shaker style with a good selection of base and eye-level storage units.



LIVING ROOM

This is a cosy room with a window facing the flower beds across the road, it features an open fireplace in an antique cast iron surround, and there are recessed lights fitted in the ceiling.

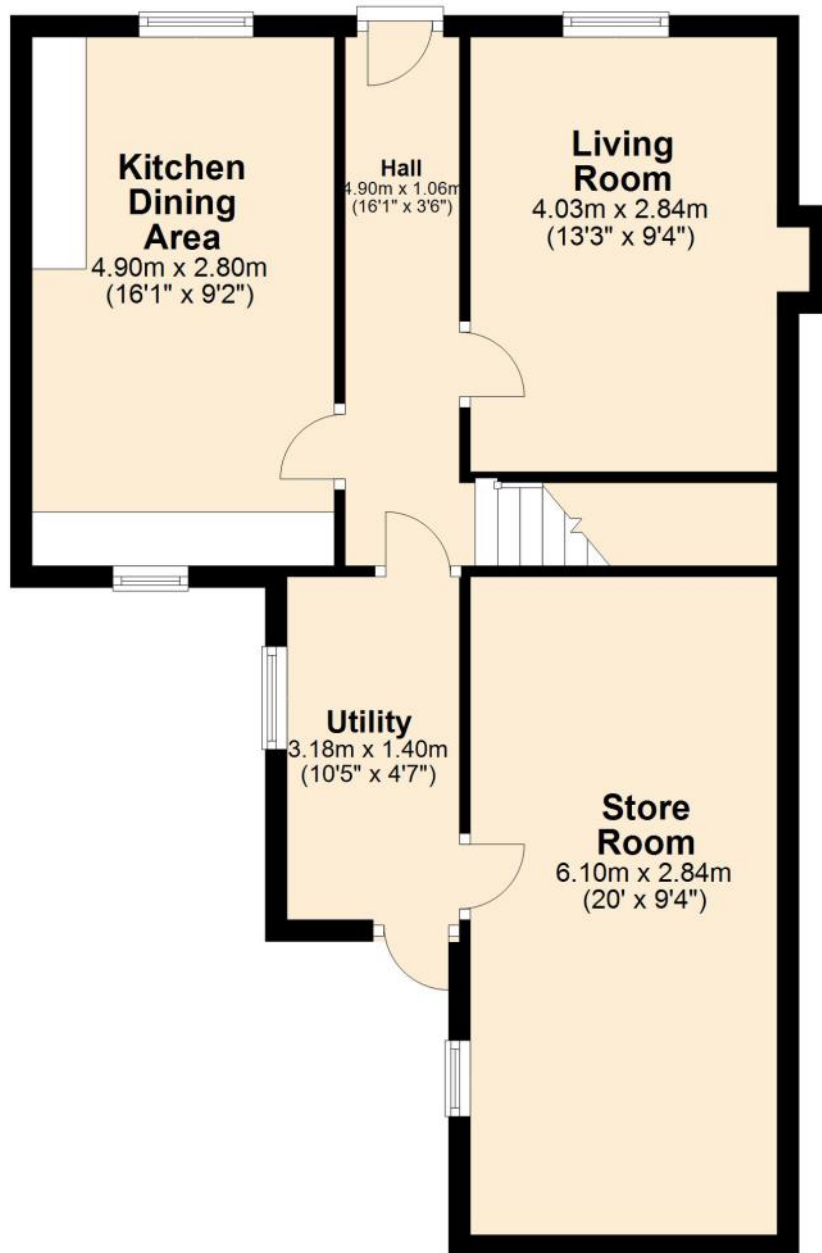


BEDROOM 1

This is one of three first floor bedrooms, two of the bedrooms have windows to the street, the third has a window overlooking the back garden, all the bedrooms have carpet floor covering.

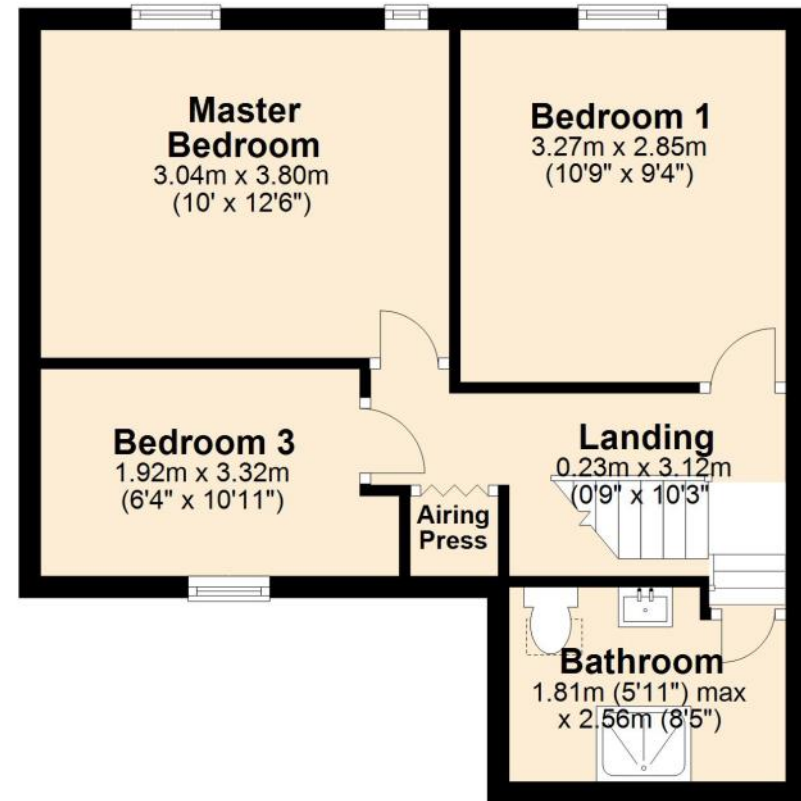
Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.4 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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