

**HENRY O'LEARY**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 88 35959

**AUCTIONEERS &  
REAL ESTATE AGENTS**

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**16 Sliplawn, Newtown, Bantry, West Cork, P75 H660**

Stunning 4 bed detached family home of approx. 1650sq. ft., on an elevated site in one of the most desirable settings in Bantry town.



Guide Price: €350,000

## Ground Floor

**Porch:** 2.20m (7'3") x 2.05m (6'9")

**Entrance Hall:** 3.55m (11'8") x 3.08m (10'1")

**Living Room:** 4.50m (14'9") x 3.78m (12'5")

**Toilet:** 1.61m (5'4") x 1.25m (4'1")

**Sitting Room:** 4.25m (13'11") max x 3.55m (11'8")

**Kitchen Dining Area:** 4.55m (14'11") x 4.53m (14'10")

**Utility:** 2.78m (9'1") x 2.49m (8'2")

**Office:** 5.24m (17'2") x 2.78m (9'1")

## First Floor

**Landing:** 1.10m (3'7") x 0.97m (3'2")

**Bedroom 1:** 3.07m (10'1") x 2.98m (9'9")

**Bathroom:** 3.10m (10'2") max x 1.50m (4'11")

**Bedroom 2:** 4.31m (14'2") x 3.55m (11'8")

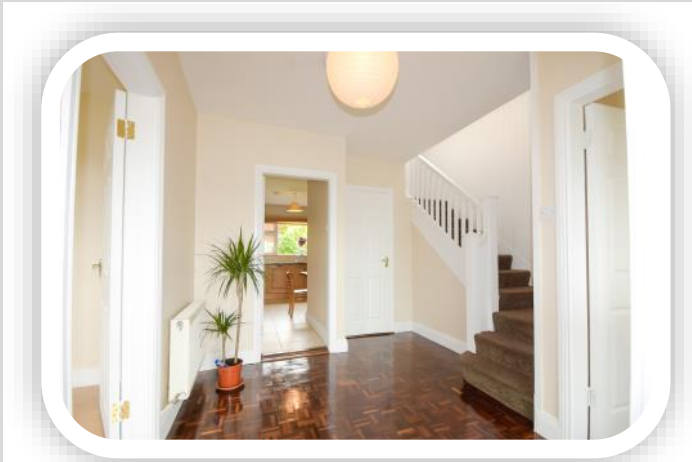
**Master Bedroom:** 3.65m (12') x 3.11m (10'2")

**En-suite:** 2.35m (7'9") x 0.89m (2'11")

**Bedroom 4:** 3.65m (12') x 2.75m (9')



Discover the perfect blend of quality, charm, and convenience in this attractive 4-bedroom family home, nestled in one of Bantry's most sought-after mature areas. Situated in the tranquil cul-de-sac of Sliplawn, a development of semi-detached and detached homes, this residence offers an ideal setting for families of all ages. Located just 350 meters from the newly opened Bantry Peace Park, the home is conveniently close to this state-of-the-art inclusive playground with public gym equipment, and a sensory garden designed for all ages. Number 16 enjoys a prominent position with a commanding view over the beautifully maintained green space within this serene, leafy development. Spanning approximately 1650 sq. ft., this impeccably presented home features an elegant entrance hall with solid teak parquet flooring, a spacious kitchen/dining area, two inviting reception rooms, and an office on the ground floor. Upstairs, you'll find four generously sized double bedrooms and two well-



appointed bathrooms. The charm also extends outdoors with a well-kept front and rear garden, complemented by two lockup storage sheds on either side. The front offers a view of the town, while out the back there is peaceful farmland. Convenience is also a key feature, with the town square just 1 km away, Bantry Hospital is 1.5 km away, and both Cork and Kerry airports are approx. 75 km from the property. This home combines comfort, style, and practicality in a location that truly has it all.

**Services:** Mains water and sewage, oil fired central heating and broadband is available.



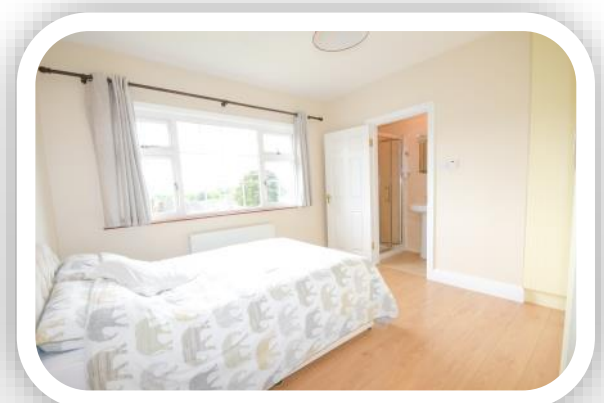
### **KITCHEN DINING AREA**

This space features solid white oak cabinetry with a classic design, providing an excellent selection of both base and eye level units. The generous countertops offer ample workspace, complemented by tiled backsplashes and flooring for a cohesive and practical finish.



### **LIVING ROOM**

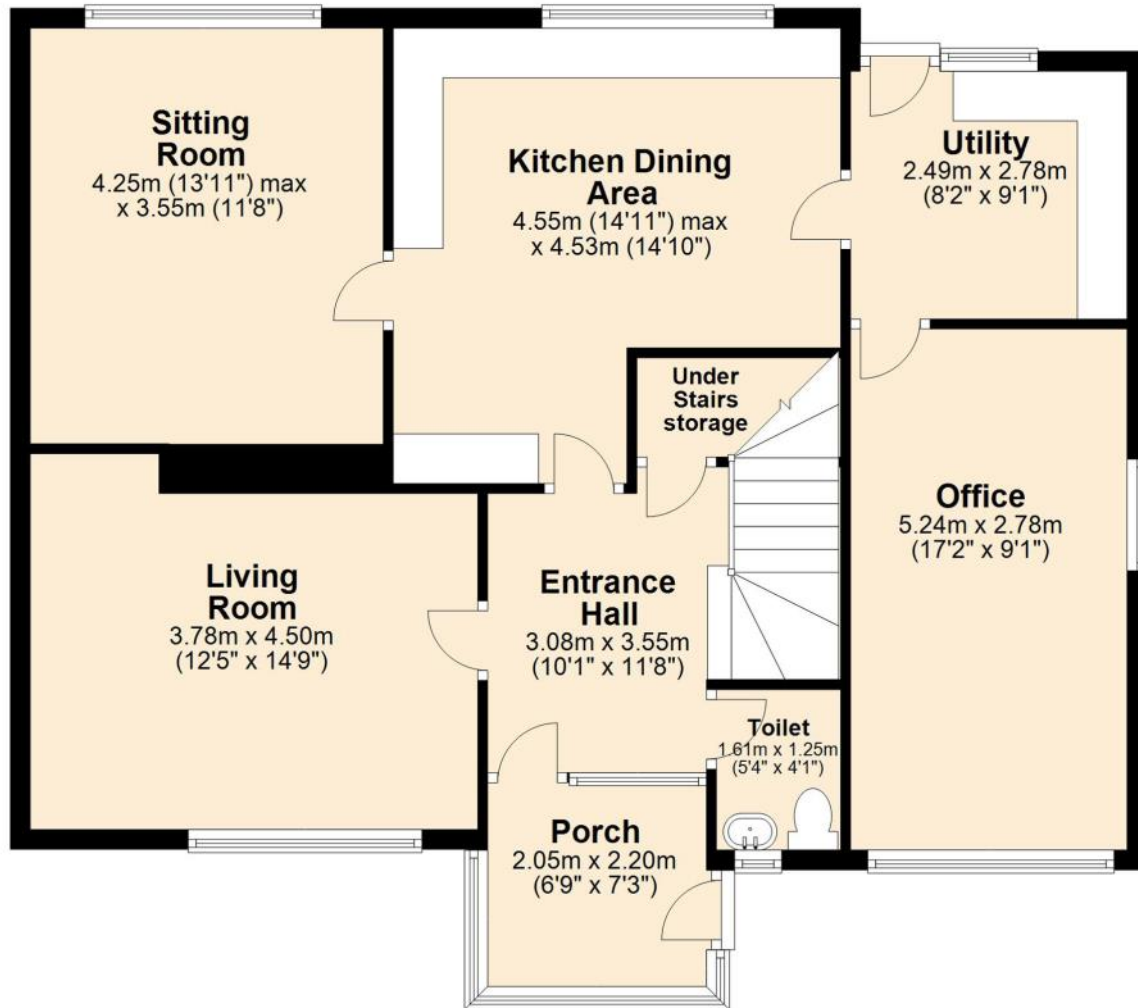
This is a bright and inviting space, benefiting from its southwest-facing window. A striking open fireplace, framed by a marble surround, serves as a stunning focal point. The recently installed laminate flooring adds a fresh and modern touch to the room's overall appeal.



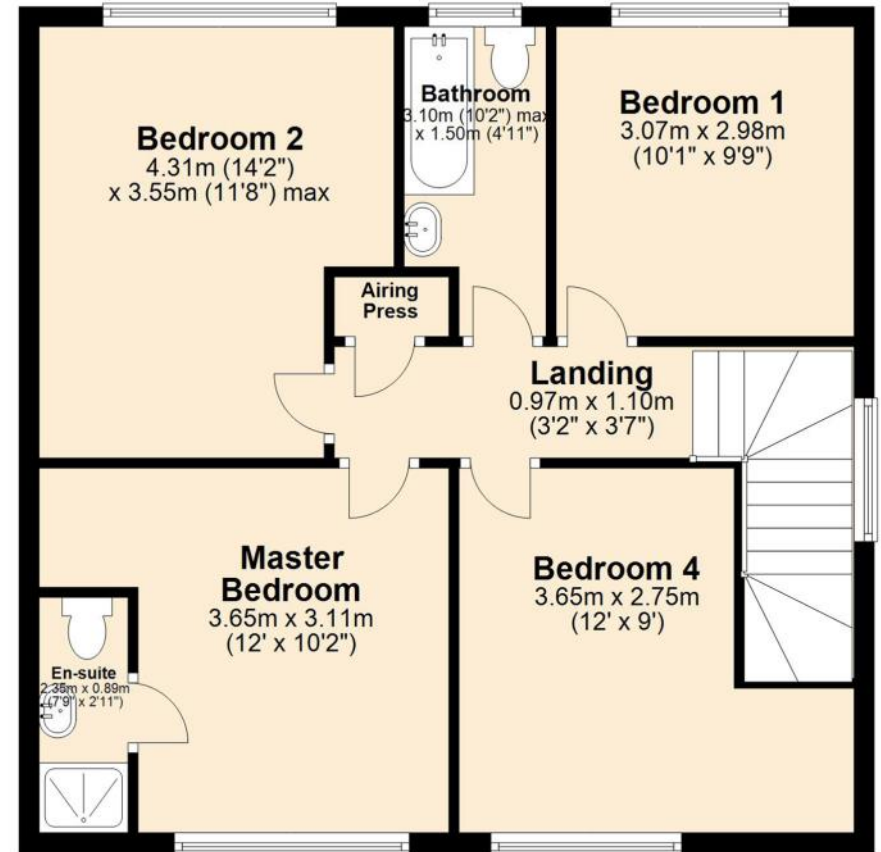
### **MASTER BEDROOM**

Located at the front of the house and provides a bright, spacious atmosphere. It features a built-in wardrobe, adding both style and functionality. This room includes an ensuite bathroom and, like all the bedrooms, is finished with durable laminate flooring.

## Ground Floor



## First Floor



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

