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**AUCTIONEERS &
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Bawnleigh, Ballinhassig, Co. Cork, T12 Y2NA

This spacious and inviting 0.62-acre property, features a four-bedroom bungalow with an attached, purpose-built two-bedroom granny flat. The property is further enhanced by a detached office/gym and a separate storage shed, all centrally positioned between Kinsale and Ballinhassig.

Guide Price: €595,000

FLOOR LAYOUT

Entrance Hall: 6.00m (19'8") x 2.37m (7'9")

Sitting Room: 5.42m (17'9") x 4.92m (16'2")

Conservatory: 4.41m (14'6") x 4.21m (13'10")

Kitchen-Dining-Living Area: 8.80m (28'10") x 4.40m (14'5")

Utility: 2.68m (8'10") x 1.95m (6'5")

Family Bathroom: 3.32m (10'11") x 2.12m (6'11")

Bedroom 1: 3.31m (10'10") x 3.00m (9'10")

Master Bedroom: 6.10m (20') x 3.50m (11'6")

En-suite: 2.20m (7'3") x 0.95m (3'1")

Bedroom 3: 3.81m (12'6") x 3.32m (10'11")

En-suite: 2.20m (7'3") x 0.98m (3'3")

Bedroom 4/Office: 3.00m (9'10") x 2.17m (7'1")

GRANNY FLAT

Open Plan Kitchen Dining Living Area: 5.26m (17'3") x 5.05m (16'7")

Bathroom: 2.00m (6'7") x 1.83m (6')

Toilet: 2.02m (6'7") x 0.90m (2'11")

Bedroom 1: 3.52m (11'7") x 2.62m (8'7")

Bedroom 2: 4.78m (15'8") x 3.37m (11'1")

OFFICE & GYM

Office: 4.34m (14'3") x 1.79m (5'10")

Boiler House: 2.24m (7'4") x 1.24m (4'1")

Gym: 4.58m (15') x 4.58m (15')



Nestled on a generous 0.62-acre plot, this exceptional property offers an idyllic blend of comfort, privacy, and functionality. The heart of the home is a charming four-bedroom bungalow, offering ample living spaces that connect effortlessly to a conservatory. Perfect for entertaining or simply relaxing, these areas offer a tranquil escape within your own private sanctuary. A unique feature of this property is the attached, purpose-built two-bedroom granny flat. This self-contained accommodation provides the

ideal solution for multi-generational living, offering independence while maintaining the convenience of being part of the main home. Whether hosting extended family or creating a private guest suite, this versatile space adds immensely to the property. Beyond the main residence, a detached office/gym provides a dedicated workspace and fitness area, allowing you to pursue your passions without disrupting the main living space. Additionally, a separate storage shed offers room for garden equipment, tools or other belongings.



The property's prime location, equidistant between the vibrant town of Kinsale and the picturesque village of Ballinhassig (approximately 8km), ensures easy access to a range of amenities, including world-class restaurants and stunning coastal walks. For those who enjoy city life, Cork Airport and the city centre are conveniently located just 17km away. Whether you're seeking a tranquil retreat, a home that accommodates multiple generations, or a property with versatile living spaces, this exceptional residence has it all.

Services: Private well, septic tank, oil fired central heating and broadband is available.



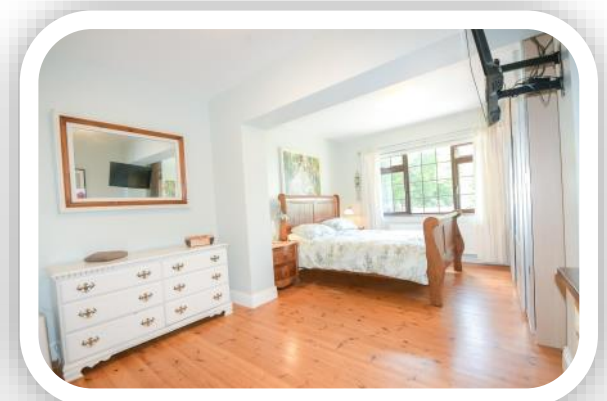
KITCHEN DINING AREA

Painted in a warm, inviting hue the kitchen features an ample selection of base and eye-level units. The tiled splashback and flooring add a touch of elegance and practicality. A large window bathes the room in natural light while recessed ceiling lights add to the atmosphere in the evening.



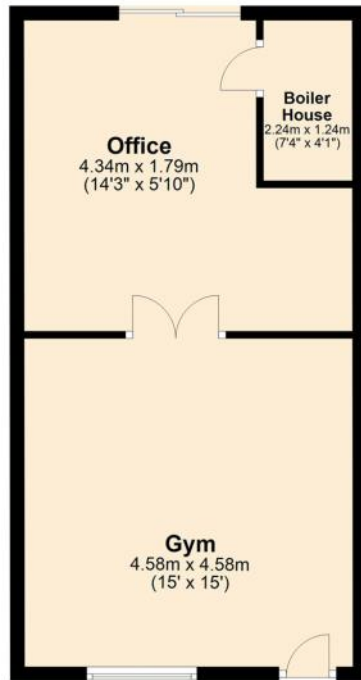
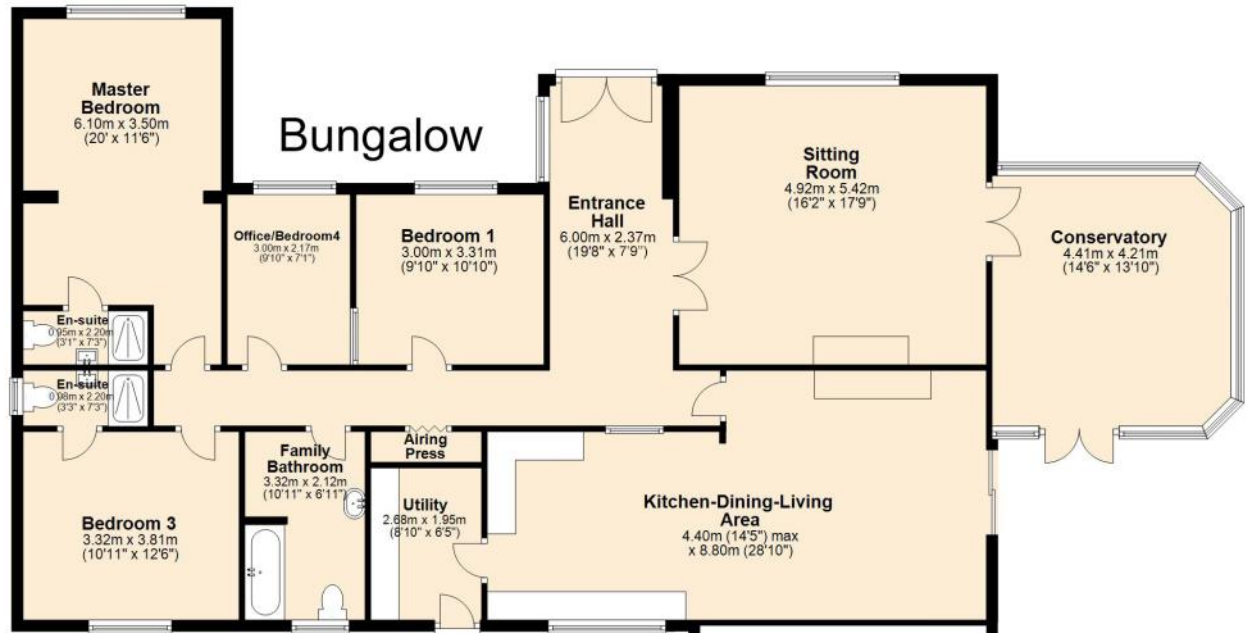
SITTING ROOM

This is a welcoming space accessed through double doors from the entrance hall. Featuring solid timber floors and elegant coving, the room has a large window overlooking the front garden. A focal point is the impressive stove fitted in the cast iron fireplace. Double doors lead from this room to the conservatory.



MASTER BEDROOM

This is a generously proportioned space, it is one of two bedrooms with en-suite bathrooms. A large window illuminates the room with natural light, overlooks the front of the property. Like all the bedrooms, it is finished with classic solid timber flooring, adding warmth and character to the interior.



Granny Flat

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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