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**AUCTIONEERS &  
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Chapel Hill, Timoleague, Bandon, West Cork, P72 X437



4-bedroom bungalow on a site of 0.8 acres in one of the most spectacular settings in the village with breathtaking views.

Guide Price: €610,000

## Ground Floor

Hall: 3.13m (10'3") x 2.25m (7'5")

Living Room: 5.20m (17'1") x 4.60m (15'1") max

Kitchen/Dining Area: 6.92m (22'8") x 5.20m (17'1")

Utility: 3.13m (10'3") x 2.40m (7'11")

Office: 5.20m (17'1") x 3.13m (10'3")

Family Bathroom: 3.13m (10'3") x 2.40m (7'11")

Master Bedroom 4.16m (13'8") x 3.35m (11')

En-suite 3.35m (11') x 0.89m (2'11")

Bedroom 2 3.85m (12'8") max x 3.65m (12')

Bedroom 3 3.65m (12') x 3.65m (12')

Bedroom 4: 3.56m (11'8") x 3.13m (10'3")

Boiler House 1.41m (4'8") x 1.27m (4'2")



Discover the charm and value of this stunning 4-bedroom bungalow, nestled on a sprawling 0.8-acre lot in one of the most picturesque settings in the village. Boasting breath-taking views of the village and bay, this spacious home, built in the 1980s, has been meticulously maintained and modernised. With a generous floor area of approximately 1700 sq. ft., the bungalow features a new roof and an updated interior. The completely renovated family bathroom adds a contemporary touch to this timeless residence. This attractive home is situated in a leafy, quiet, and mature residential area, just steps away from the main street. It's an ideal family home, offering proximity to the school, shop, pharmacy, doctor, and all essential services found in a bustling West Cork village. Whether you have teenagers or toddlers, this property provides a private and



peaceful haven at the end of a cul-de-sac. Its southerly aspect ensures ample sunlight and a gorgeous outlook. Convenience is a key feature of this spectacular property, with Clonakilty just 10km away, Bandon 13km away, Kinsale 24km away, and Cork city and international airport only 40km away. This rare opportunity combines charm, convenience, and breath-taking views, making it the perfect family home.

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



### **KITCHEN DINING AREA**

Located at the rear of the house there are stunning views through a large window and a sliding door that opens onto the patio and garden. The kitchen features a beautiful selection of painted base and eye-level units, complemented by a spacious island. The tiled floor and recessed ceiling lights add a modern touch.



### **LIVING ROOM**

The living room is a bright and cosy space featuring a solid fuel stove nestled in an open fireplace. While a side window provides additional light, it's the stunning views over the village and bay through the two rear windows that truly captivate. The room is enhanced by wall lighting and fitted with timber floors.

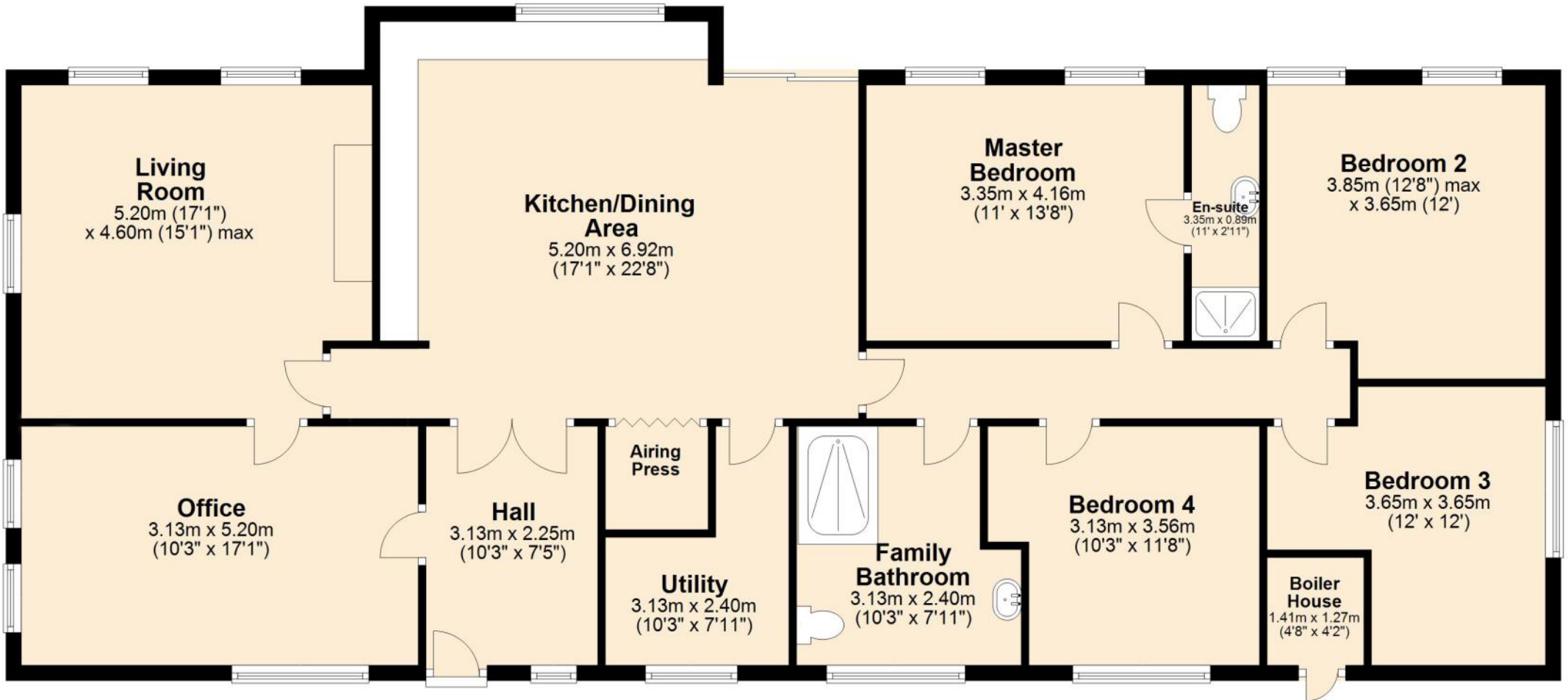


### **MASTER BEDROOM**

The master bedroom offers stunning views of the bay through its two windows, which also overlook the large garden. One wall is entirely occupied by a spacious built-in wardrobe. There is an ensuite bathroom off, and like all the bedrooms, it features carpet covered floors.

## Floor Plan

Approx. 155.4 sq. metres (1672.2 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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