

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



**For Sale – Ballymacshoneen, Butlerstown,
Bandon, Co. Cork P72 W540**

Main Points: Well presented 3 bedroom house, built c. 2004, extends to c. 112 Sqm 1200 Sqft with a further 760 Sqft available in the developed attic space overhead – Substantial 1.1 acre plot - Nearby cove Shanaghobarravane 1km or a 12 minute walk and the beautiful, sandy Dunworley beach just 2 miles away - Butlerstown village is 1.5 miles and Barryroe Co op & National School 3 miles away

AMV € 295,000

BER C2

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ipav
Institute of Professional
Auctioneers & Valuers

Coastal modern build bungalow in a quiet but not isolated setting. This well presented 3 bedroom house, built c. 2004, extends to c. 112 Sqm 1200 Sqft with a further 760 Sqft available in the developed attic space overhead. The surrounding rural area is quiet with nearby cove Shanaghobarravane 1km or a 12 minute walk and the beautiful, sandy Dunworley beach just 2 miles away. Butlerstown village is 1.5 miles and Barryroe Co op & National School 3 miles away. The attractive stone fronted residence stands on a substantial 1.1 acre plot. Clonakilty is 20 minutes drive, Bandon 30 minutes, Courtmacsherry 13 minutes drive, Cork city 65 minutes.



Accommodation c. 112 m²/ 1200 ft² plus 750 ft² developed attic

Entrance Hall 1.9 m x 2.1 m / 7.4 m x 1.2 m

Wide welcoming entrance hall with carpeted stairs to first floor and understairs storage.

Kitchen/Dining/Living Room 5.5 m x 7.5 m

Spacious room with windows west and glazed patio doors east. Fitted kitchen and tiled floor to this area. There is timber flooring in the sitting room area.



Bathroom 2.4 m x 1.9 m

Fully tiled bathroom with bath, WC and wash hand basin.

Bedroom Three 3.2 m x 3.4 m

Double bedroom carpeted with window east.

Bedroom Two 3.2 m x 3.4 m

Double bedroom carpeted with window east.

Bedroom One 3.1 m / 3.4 m x 7.5 m

Super spacious double bedroom ensuite with dual aspect east and west.

Ensuite 1.6 m / 1.15 m x 3.m

Fully tiled shower room ensuite with WC, wash hand basin and shower.



Carpeted stairs to first floor and developed attic. There is a landing and two further rooms.

Services

Mains telephone, electricity and broadband available here. Heating via oil fired central heating. Windows are uPVC double glazed.

Outside

The property is approached via gravel entrance drive up to the side of the house. There is a patio to the rear. There is a large garden to the rear of the house and small front garden area.



Directions

Type Eircode P72 W540 into smart phone for exact driving directions. Driving from Butlerstown village south towards the sea after 1 km straight through the crossroads and the house is approx. 0.5km on the left side.

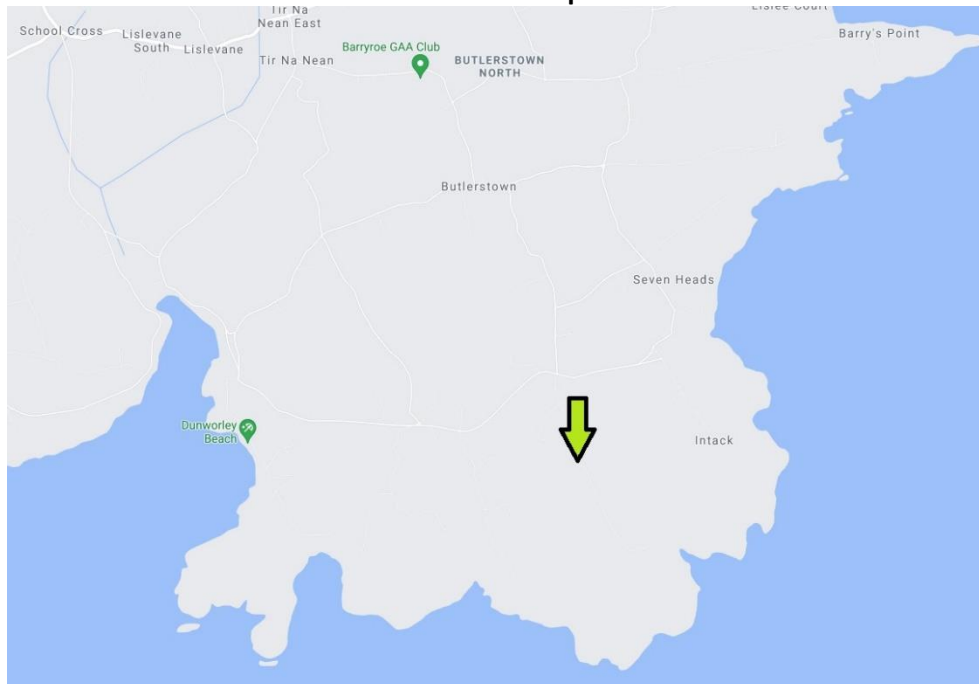
GROUND FLOOR



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Location Map



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