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**AUCTIONEERS &
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Burgatia, Rosscarbery, West Cork, P85 DW99

Spacious 5 bedroom bungalow on a private half acre site located between the town and the beach.



Guide Price: €450,000



Entrance Hall: 2.00m (6'7") x 1.05m (3'5")

Sitting Room: 4.70m (15'5") x 4.63m (15'2")

Kitchen/Dining/Living Area: 7.35m (24'1") x 4.27m (14')

Utility: 2.84m (9'4") x 1.82m (6')

Toilet: 1.82m (6') x 0.69m (2'3")

Master Bedroom: 3.87m (12'8") x 3.63m (11'11")

En-suite: 3.63m (11'11") x 0.98m (3'3")

Bedroom 2: 3.63m (11'11") x 2.00m (6'7")

Bedroom 3: 3.90m (12'10") x 1.67m (5'6")

Family Bathroom: 3.14m (10'4") x 1.59m (5'3")

Lobby: 2.55m (8'4") x 1.55m (5'1")

Bedroom 4: 3.36m (11') x 2.47m (8'1")

Bedroom 5: 3.14m (10'4") x 2.47m (8'1")

Storage Shed: 7.01m (23') x 2.44m (8')



Single-level homes are highly desirable, often sought, and difficult to find, this attractive bungalow combines convenience with a family-focused floorplan on a single level. It is an excellent opportunity for those who would

like to enjoy country living, with some room to move, without being in the middle of nowhere. The nearest beach is just over 2km away and Rosscarbery town centre is just 3km away from this spacious, light filled home, which takes pride of place on this picturesque coastline. For



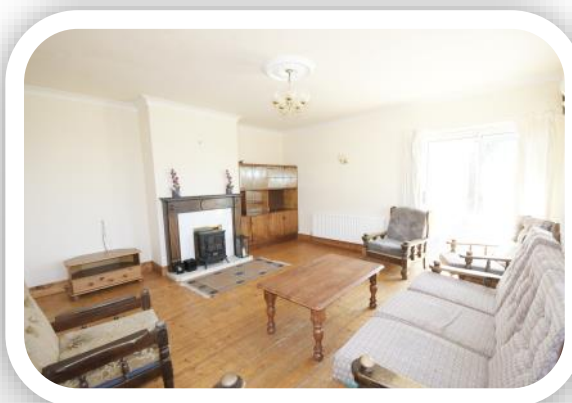
young and old alike it is the perfect opportunity to secure a home close to transport, shops, schools, and beaches. Along with the floor area of approx. 1,550sq. ft., there is a large attic suitable for conversion (subject to planning permission). Clonakilty town is 10km away and Cork airport is just 58km away.

Services: Mains water, septic tank, oil fired central heating and broadband is available.



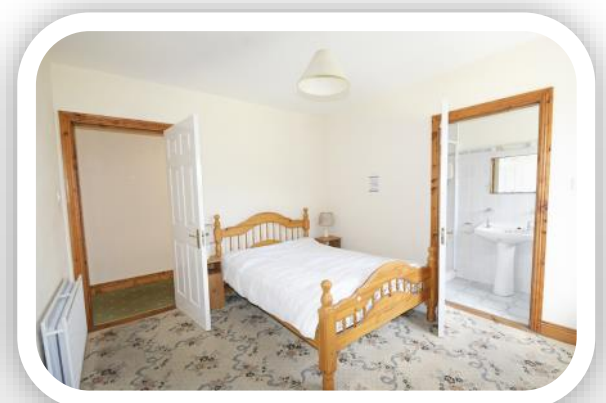
KITCHEN DINING AREA

This is the largest room in the house, the fitted kitchen is oak with a brick built peninsula and a great selection of base and eyelevel units. This space has windows on three sides making it a very bright area of the home.



SITTING ROOM

This is a cosy room which is centrally positioned in the home, there is a west facing patio door and windows to the front, there is a solid fuel stove fitted in the fireplace, the floor is solid timber and there is a built in display cabinet.

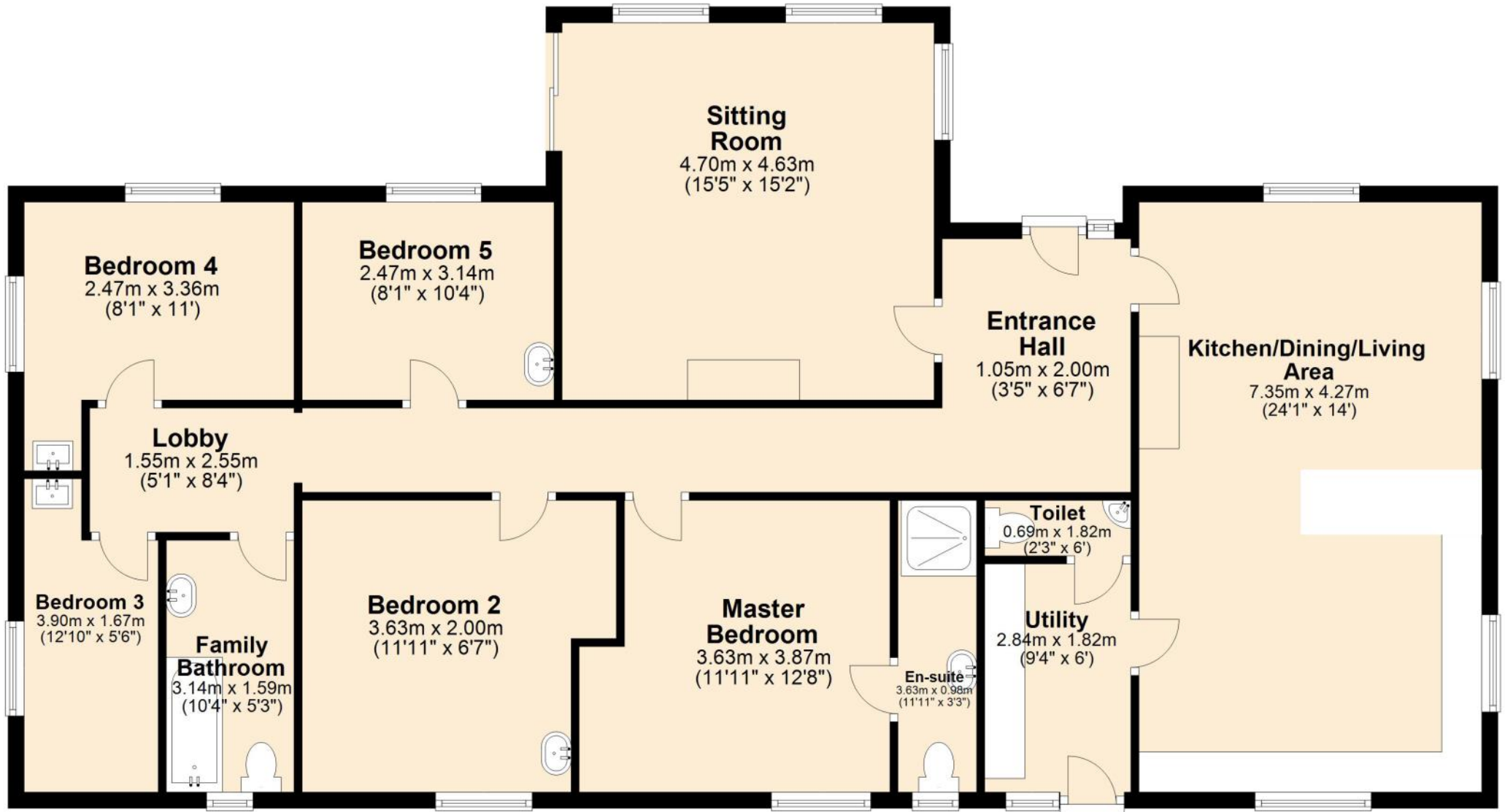


MASTER BEDROOM

This is the largest of the five bedrooms, it is positioned to the rear of the house and has an ensuite bathroom off, the floor covering is carpet.

Ground Floor

Approx. 142.6 sq. metres (1534.8 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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