

**HENRY O'LEARY**

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

**AUCTIONEERS &  
REAL ESTATE AGENTS**

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**Camus, Ardfield, Clonakilty,  
West Cork, P85 E279**

INCHYDONEY

ARDFIELD VILLAGE

**A charming 3-bedroom bungalow on the outskirts of the village, it has been lovingly cared for by its one and only owner.**

**Guide Price: €365,000**

## Floor Layout

**Porch:** 1.01m (3'4") x 0.51m (1'8")

**Lobby:** 1.44m (4'9") x 1.01m (3'4")

**Kitchen Dining Living Area:** 6.63m (21'9") x 5.42m (17'9")

**Utility:** 2.72m (8'11") x 1.57m (5'2")

**Inner Hallway:** 2.00m (6'7") x 1.17m (3'10")

**Bedroom 1:** 3.58m (11'9") x 2.82m (9'3")

**Master Bedroom:** 4.22m (13'10") x 3.80m (12'6")

**Bedroom 3:** 2.83m (9'4") x 2.72m (8'11")

**Bathroom:** 2.00m (6'7") x 1.74m (5'9")



With its tranquil setting and abundance of natural beauty, Ardfield village is the perfect place to settle down with a young family, it is also an enviable place to retire. This 3-bedroom bungalow is the perfect place to call home, tucked back in a peaceful setting, this charming home offers the ideal blend of both privacy and convenience. Built on a generous plot there is plenty of room to expand if a larger home is required at some point in the future. Take a breather and enjoy life along the coast, this is a place where you can take your morning walk along the valley road that leads



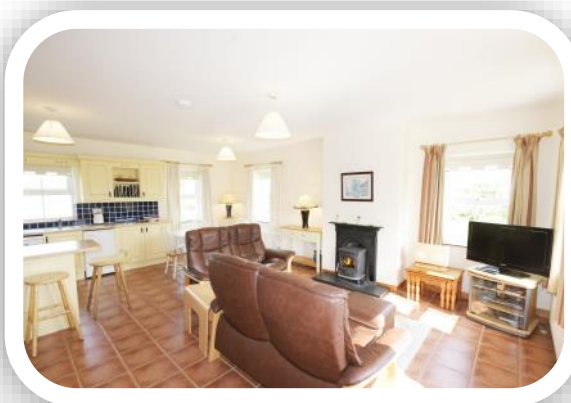
to the beach and enjoy water activities as often as you like. You won't grow bored in this coastal setting with its unspoiled beaches, boating, fishing, and everything that a coastal home has to offer. What this home lacks in size it more than makes up for in other areas. The village is 1.5km away, Clonakilty town is 7.5km away and Cork airport is just 57km away.

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



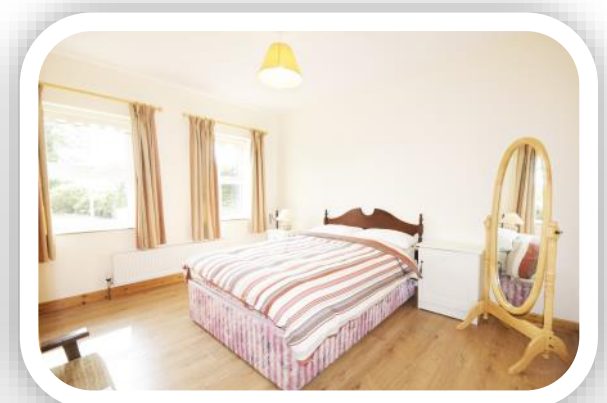
### **DINING/KITCHEN AREA**

Bright and spacious, the layout is open plan, the fitted kitchen is cream in colour, a peninsula provides the division creating a U-shaped kitchen that physically separates the kitchen area from the living space, the utility is off this area



### **LIVING AREA**

With six windows this open plan area which is shared with the kitchen/dining area is extremely bright with natural light all day long. There is a solid fuel stove fitted in the fireplace and the floor is tiled.

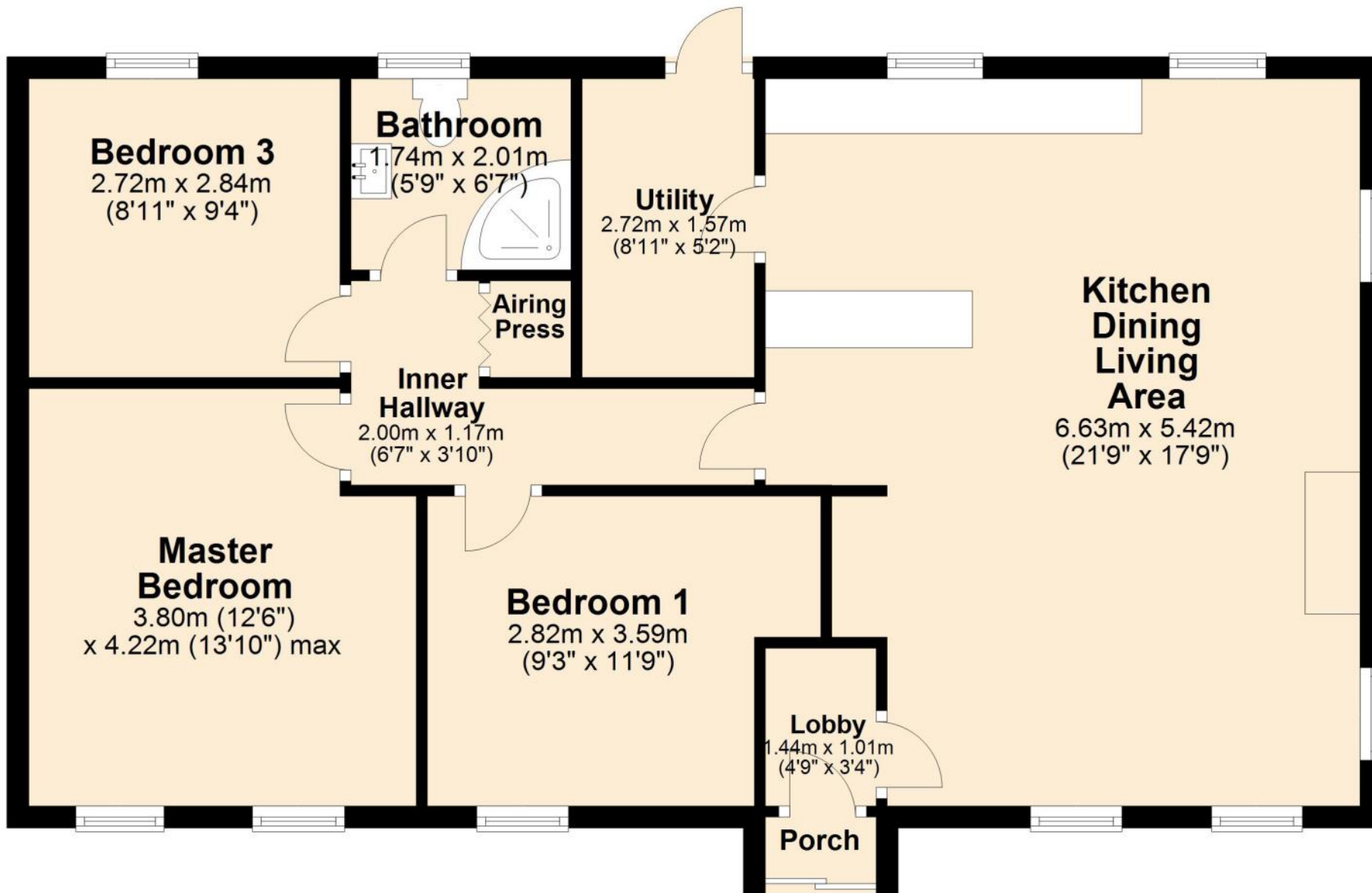


### **MASTER BEDROOM**

This is one of three bedrooms, there are two windows to the front, like all the bedrooms there is a timber finish on the floor, the design allows for a built in wardrobe.

# Ground Floor

Approx. 81.0 sq. metres (871.6 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.

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

