

**HENRY O'LEARY**

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

**AUCTIONEERS &  
REAL ESTATE AGENTS**

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## Ardgehane, Clonakilty, West Cork, P85 NV05

A stunning coastal retreat with 3 bedrooms and a detached garage, on a spectacular site with breath taking bay and ocean views and only 300m from the beach.



Guide Price: €300,000



### Floor Layout

Porch: 1.59m (5'3") x 0.45m (1'6")

Hallway: 5.02m (16'6") x 0.98m (3'3")

Living Dining Area: 6.43m (21'1") x 3.60m (11'10")

Kitchen: 2.40m (7'11") x 2.22m (7'4")

Bedroom 1: 2.91m (9'7") x 2.82m (9'3")

Master Bedroom: 3.51m (11'6") x 3.25m (10'8")

Bedroom 3: 2.86m (9'5") x 2.00m (6'7")

Bathroom: 2.40m (7'11") max x 1.72m (5'8")

Garage: 5.84m (19'2") x 4.04m (13'3")



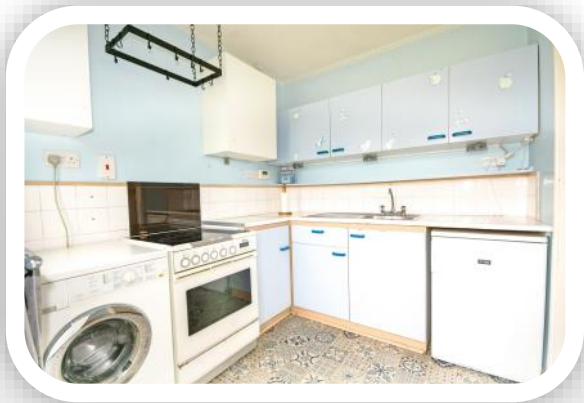
Nestled along this captivating coastline, this remarkable bungalow with three bedrooms and a detached garage, is perfectly positioned to offer awe-inspiring views of both the bay and ocean. Merely 300 meters from the beach, it's an idyllic retreat for those seeking tranquillity by the sea. Perched on an elevated site, the views

across the bay and ocean, offer a breathtaking panorama that captivates at every glance. It stands as evidence of its unparalleled position along this stunning coastline, drawing in those who crave serenity amidst the splendour of coastal living. Step inside to discover a sanctuary flooded with natural light, where every strategically placed window frames the mesmerising scenery, leaving you breathless at every



turn. Whether you're seeking a peaceful escape or a setting to create lasting memories, this property promises an unparalleled lifestyle experience. Indulge in postcard-perfect views from this haven, ideal for both the young and the young at heart. If you prioritise location and lifestyle, this is undoubtedly the property you've been dreaming of. Clonakilty is only 8km away, Bandon is 21km and Cork airport is just 50km away.

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



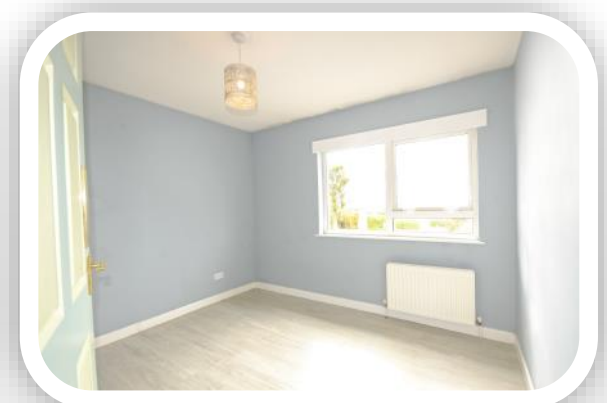
### **KITCHEN AREA**

Positioned at the rear of the house, the kitchen, while not expansive, offers a well-appointed selection of base and eye-level units. Additionally, it houses the washing machine and provides access to the rear garden, enhancing both functionality and outdoor connectivity.



### **LIVING ROOM**

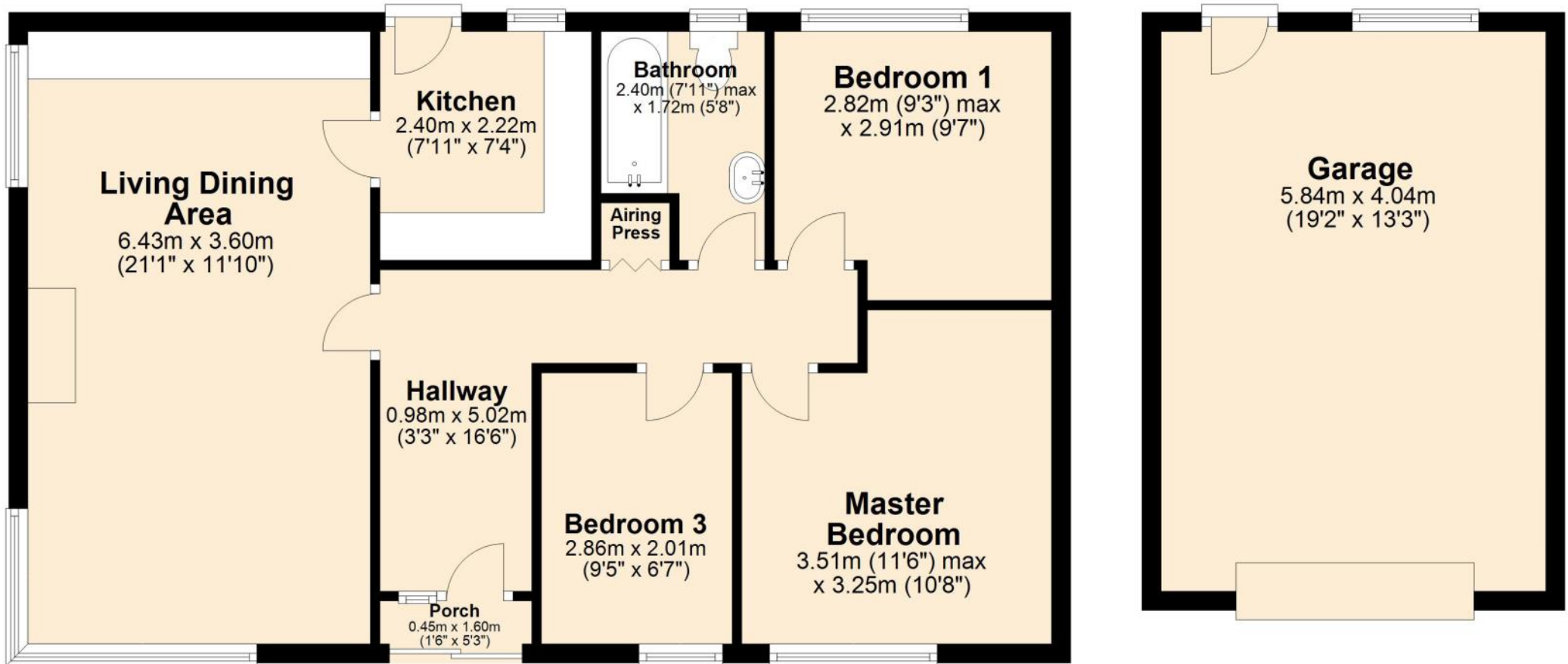
The largest room in the house boasts a captivating feature — a corner window offering breathtaking views of the bay and ocean. Additionally, an original fireplace with a fitted solid fuel stove adds warmth and charm. Enjoying a cosy south-westerly aspect, this space seamlessly connects to the adjacent kitchen.



### **MASTER BEDROOM**

It stands as the most spacious among the three bedrooms and benefits from a large window to the front of the house. This window frames panoramic ocean views and is positioned to overlook the entrance and front lawn area, it combines space with captivating scenery.

## Floor Plan



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

