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## Rigsdale, Ballinhassig, Co. Cork, T12 X586

This recently renovated and tastefully presented 3-bedroom bungalow, accompanied by a former flower shop, is situated on a prominent and highly convenient half-acre site.



Guide Price: €395,000

## Room Details

Entrance Hall: 3.99m (13'1") x 1.49m (4'11")

Sitting Room: 3.68m (12'1") x 3.50m (11'6")

Lobby: 2.55m (8'5") x 1.49m (4'11")

Kitchen: 3.20m (10'6") x 2.75m (9')

Living/Dining Area: 5.02m (16'6") x 2.54m (8'4")

Conservatory: 2.76m (9'1") x 1.51m (4'11")

Bathroom: 2.75m (9') x 1.72m (5'8")

Bedroom: 1 3.68m (12'1") x 3.50m (11'6")

Bedroom: 2 3.68m (12'1") x 3.45m (11'4")

Bedroom: 3 3.68m (12'1") x 3.45m (11'4")

Flower Shop

Retail Area: 5.85m (19'2") x 3.86m (12'8")

Store room: 7.10m (23'4") x 3.82m (12'6")



This quaint and cosy home, fully renovated and meticulously maintained, offers just over 1,000 sq. ft. of comfortable living space. Situated on a generous half-acre plot, this property provides low-maintenance living with ample room for future growth.

The home features an abundance of natural light, creating a bright and welcoming atmosphere throughout. In addition to the residential space, the property includes a former flower shop, presenting a unique commercial opportunity for the entrepreneurial buyer. Conveniently located just 10 minutes from both the city and the airport, this home offers



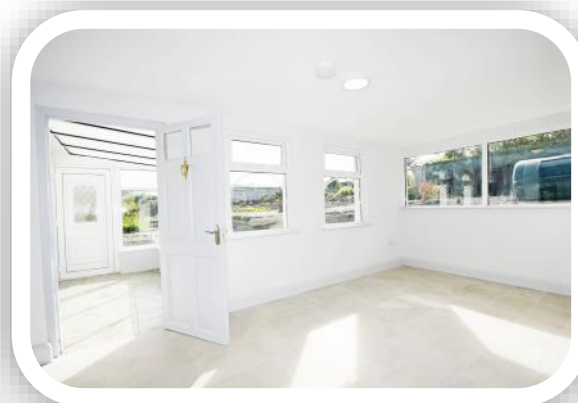
easy access to urban amenities. Additionally, the picturesque town of Kinsale, known as the gourmet capital of Ireland, is only 14km away, Kinsale is also a haven for water sports enthusiasts, offering sailing, fishing, and kayaking opportunities. This highly functional home is perfect for those seeking a blend of modern living and future potential in a prime location.

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



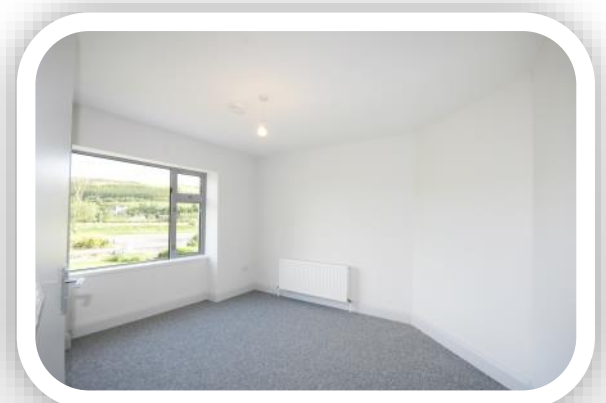
### **KITCHEN AREA**

The kitchen is located just off the open-plan living and dining area. It is bright and spacious, featuring a good selection of base and eye-level units with a high-gloss finish. The space is well-lit with recessed lighting and has tiled walls. Additionally, it includes both a washing machine and a dryer.



### **LIVING/DINING AREA**

Located at the rear of the house, it benefits from a sunny southerly aspect. This space offers maximum privacy, with windows overlooking the rear yard, outbuildings, and garden. Adjacent to this area is the conservatory, accessible directly from the living/dining room. The floor is elegantly tiled, enhancing the room's overall appeal.

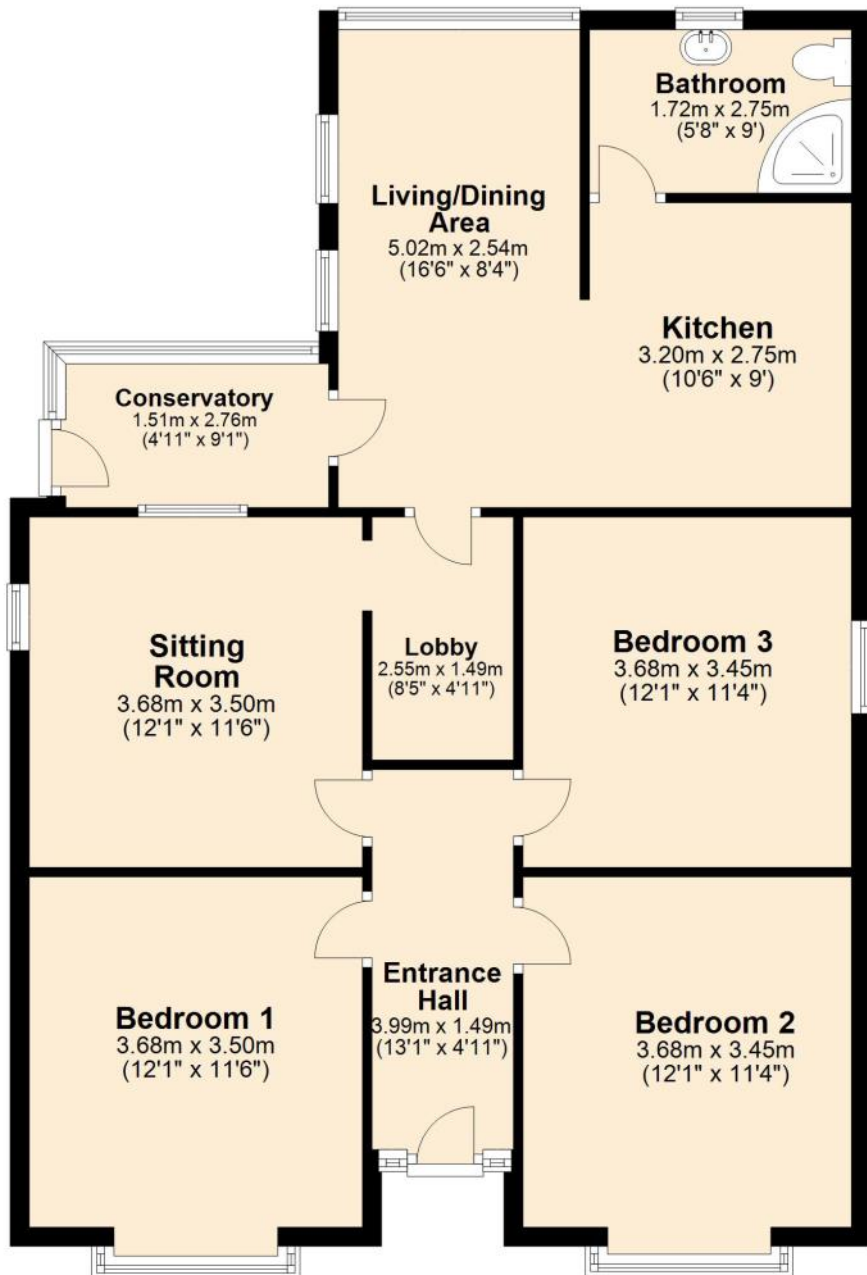


### **BEDROOMS**

The hallway provides access to three bedrooms, with two situated at the front and one centrally located. All bedrooms are of similar size and feature carpeted floors. The two front bedrooms also include box windows with views across the valley.

# Floor Plan

Approx. 95.8 sq. metres (1030.8 sq. feet)



# Flower Shop

Approx. 50.1 sq. metres (539.4 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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