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**AUCTIONEERS &
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**6 Ashgrove
Meadows, Spring
Lane, Bandon,
West Cork**

Discover the epitome of modern family living with this newly constructed, A-rated home, spanning an impressive 3,000 square feet. Nestled on a private 0.27-acre site in one of the town's most sought-after settings.

Guide Price: €750,000

Ground Floor

Entrance Hall: 5.50m (18'1") x 2.72m (8'11")

Sitting Room: 5.45m (17'11") x 4.71m (15'5")

Open Plan Kitchen Dining Living: 5.50m (18'1") x 8.37m (27'6")

Utility: 3.60m (11'10") x 2.58m (8'6")

Bedroom 1: 5.45m (17'11") x 3.71m (12'2")

Bathroom: 3.41m (11'2") x 2.19m (7'2")

First Floor

Landing / Study Area: 5.50m (18'1") x 3.94m (12'11")

Inside Landing: 4.13m (13'7") x 2.10m (6'11")

Master Bedroom: 5.50m (18'1") x 4.47m (14'8")

En-suite Bathroom: 2.25m (7'4") x 2.06m (6'9")

Walk-in Wardrobe: 2.25m (7'4") x 1.90m (6'3")

Bedroom 3: 5.45m (17'11") x 3.71m (12'2")

Family Bathroom: 3.06m (10') x 3.03m (9'11")

Bedroom 4: 5.45m (17'11") x 3.71m (12'2")



If size and convenience are your priorities, your search could be over. This newly constructed 3,000 sq. ft. home on a site of 0.27 acres offers indisputable quality, stunning design, and an awe-inspiring sense of openness, light, and space. Built with meticulous care and attention to detail by a highly regarded local builder, it is situated in a prime location that is both peaceful and private, yet just steps away from town.

Ashgrove Meadows comprises only six superior homes at the end of a cul-de-sac. Number 6, the last and most private site, is surrounded by nature with farmland on two sides and a green area to the front. The generous proportions of this home include two reception areas and five bedrooms, with a focus on entertaining and privacy. The south-facing patio offers a breathtaking view of the countryside that stretches as far as the eye can see. This home is being offered for sale with a builder's finish, which includes a concrete ground floor, precast concrete first floor, and underfloor heating on both levels. All walls and ceilings are smooth skim-coat



doors, and a luxury bath. A mechanical heat recovery ventilation system with up to 90% efficiency is also fitted. External features include decorative white render on all external walls and boundary walls, natural Kilkenny limestone sills and risers, natural effect fibre cement slates, and natural limestone paving slabs in the paths and patio area. The home is covered by the Home Bond 10-Year Guarantee. Located just off the bypass on the Cork city side of town, access is easy with the city and airport only 25km away, Kinsale 18km, and Clonakilty just 22km. This home will leave those seeking perfection suitably impressed.

finished and painted white. The home features hardwood pre-finished shaker-style oak veneered solid/glazed doors throughout, high quality white sanitary ware, large slim-line shower trays and

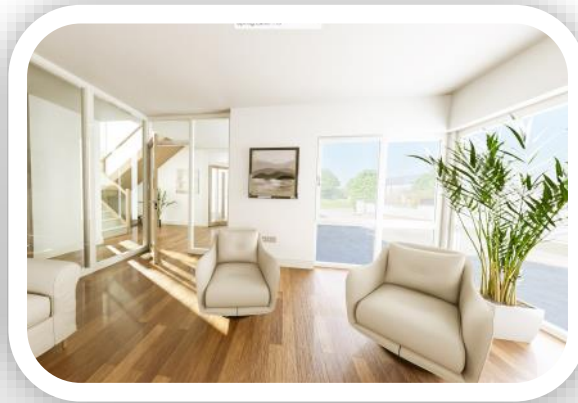
Ashgrove Meadows is a place where luxury meets tranquility. All internal photos, renderings, and other depictions are for illustration purposes only.

Services: Mains water & sewage, air to water under floor heating and high speed fibre broadband



KITCHEN AREA

The kitchen illustrated is manufactured locally and can be supplied as an optional extra.



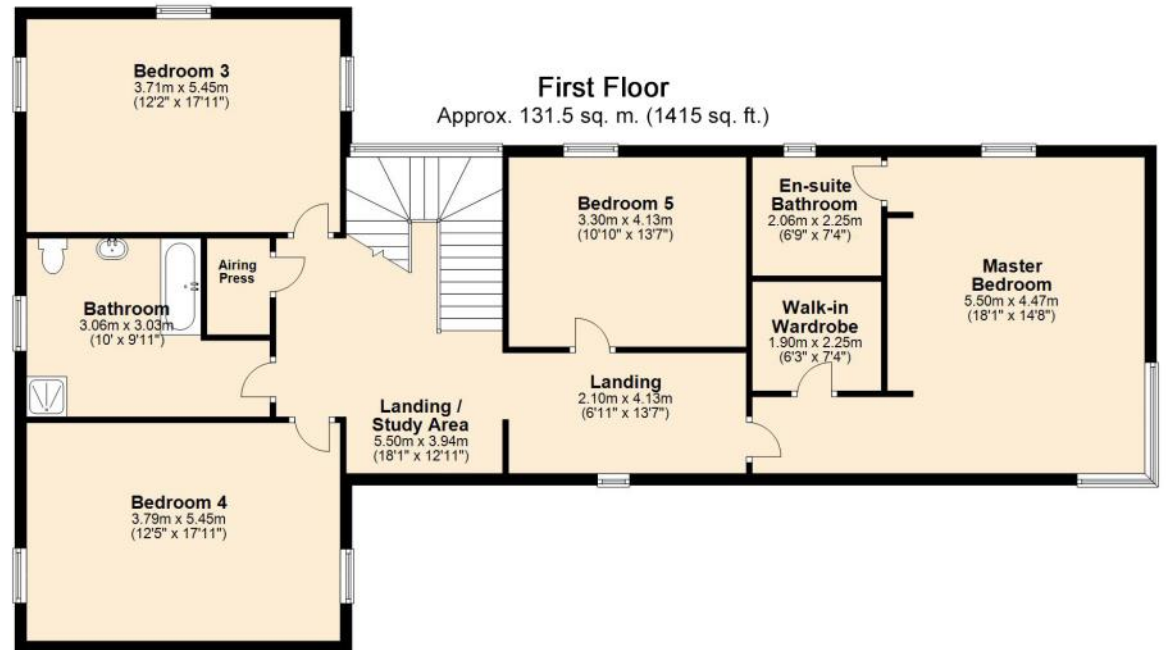
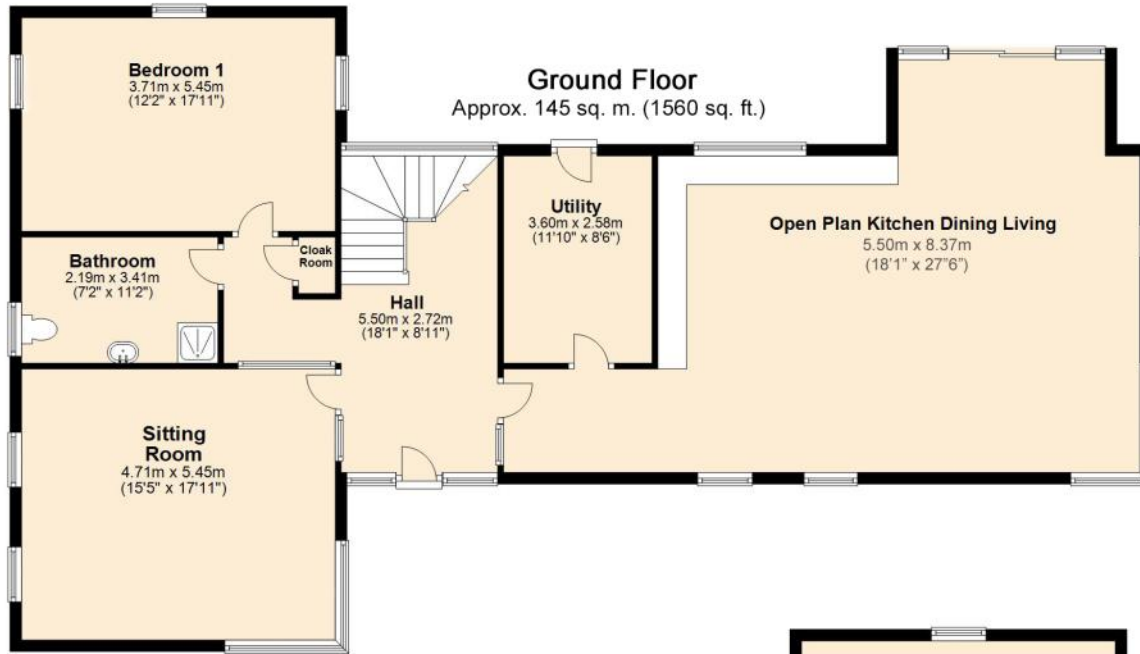
SITTING ROOM

This is one of two reception areas, the flooring illustrated is also available as an optional extra.



MASTER BEDROOM

This is one of five bedrooms, all come with concrete floors but the finish illustrated is available as an optional extra.



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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