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**AUCTIONEERS &
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Knockarudane, Glandore, West Cork, P81 X524

Spacious 4 bedroom family home of over 3000 sq. ft. with a large double garage and stables, all on a spectacular site of just over 1 acre with breath-taking ocean views.



Guide Price: €625,000



GROUND FLOOR

PORCH: 2.37m (7'9") x 1.11m (3'8")

ENTRANCE HALL: 5.21m (17'1") x 3.07m (10'1")

TOILET: 2.55m (8'4") x 1.09m (3'7")

KITCHEN: 3.87m (12'8") x 3.14m (10'4")

UTILITY ROOM: 3.87m (12'8") x 1.85m (6'1")

LIVING/DINING: 10.42m (34'2") x 5.09m (16'8")

CONSERVATORY: 4.86m (15'11") x 4.16m (13'8")

MASTER BEDROOM: 4.98m (16'4") x 3.87m (12'8")

EN-SUITE: 3.87m (12'8") x 2.38m (7'10")

BEDROOM 2: 5.02m (16'6") x 3.81m (12'6")

BEDROOM 3: 5.48m (18') x 3.68m (12'1")

FAMILY BATHROOM: 3.90m (12'10") x 1.40m (4'7")

FIRST FLOOR

BEDROOM 4: 7.82m (25'8") x 4.20m (13'9")

WALK IN WARDROBE: 2.77m (9'1") x 2.40m (7'10")

OFFICE: 4.98m (16'4") x 4.40m (14'5")

STORE ROOM: 4.45m (14'7") x 2.40m (7'10")

Experience coastal living at its finest in this spacious 4-bedroom family home, offering over 3,000 sq. ft. of elegantly designed space. Set on a stunning 1-acre site with panoramic ocean views, this property features a large double garage and two stables, perfect for enthusiasts of outdoor activities. Nestled in a serene, mature residential area, this elevated home boasts breath-taking views of the ocean and harbour, including views of the iconic Galley Head Lighthouse. The meticulously maintained property showcases a practical floor plan ideal for family life. The sun-room, positioned on the southern side, floods the home with natural light and opens onto a generous south-facing timber deck, perfect for enjoying the spectacular scenery. The main level includes three well-appointed bedrooms, while the upper floor



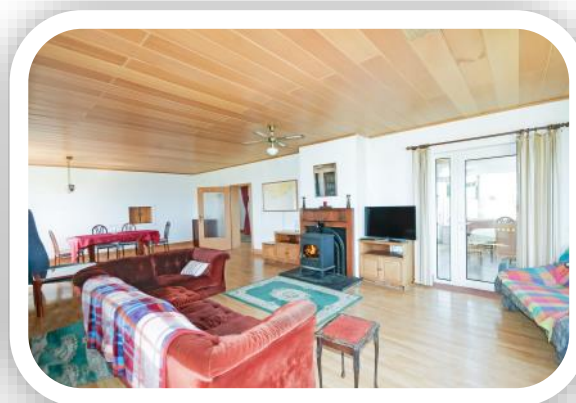
features an additional bedroom and a versatile office space. The property also includes a spacious garage and workshop with oversized doors, accommodating boats and other large equipment. Conveniently located just over a mile from Glandore village, and within an hour's drive of Cork city and airport, this superior home offers a unique blend of tranquillity and accessibility.

Services: Private well, septic tank, oil fired central heating and broadband is available.



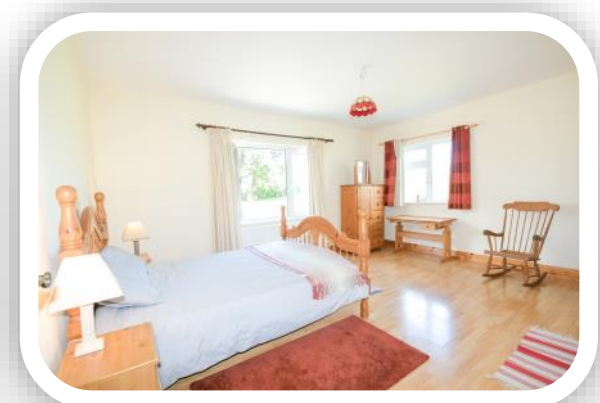
KITCHEN AREA

The kitchen features a large window with a view of the parking area, providing plenty of natural light. It is equipped with modern fitted kitchen units and a tiled splashback, complemented by a built-in cooker and hob. Additional amenities include an integrated dishwasher and a stylish tiled floor.



LIVING ROOM

A large window offers breath-taking bay and ocean views which include the Galley Head lighthouse. Two additional west-facing windows provide equally spectacular views that stretch for miles. The room is finished with an oak veneer ceiling and a stove fitted in the fireplace, creating a cosy and inviting atmosphere.



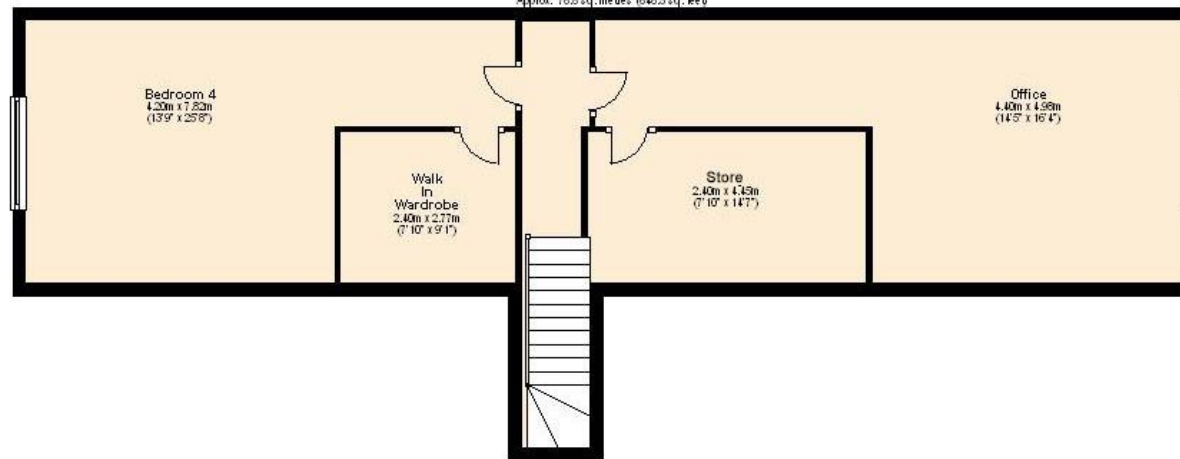
MASTER BEDROOM

The master bedroom has windows on two elevations, one to the front and one to the side. The side window overlooks the driveway and a beautifully landscaped lawn. This bedroom includes an ensuite bathroom and, like all the bedrooms, features carpeted floors for added comfort.

Ground Floor
Approx. 211.3 sq. metres (2273.9 sq. ft.)



First Floor
Approx. 78.5 sq. metres (848.5 sq. ft.)



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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