



Lehanes & Associates Ltd.
Insurance Brokers, Auctioneers, Valuers & Estate Agents

3 Bedroom Detached Bungalow For Sale Ballinacarriga, Dunmanway, Co. Cork. P47 W242

Lehanes and Associates are pleased to present this detached dormer style bungalow to the market offering spacious and versatile accommodation in a peaceful village setting. This property features a traditional façade with generous living space, and excellent potential for modernisation to create a superb family home. While requiring significant refurbishment and modernisation throughout, it is essentially a blank canvas allowing the new owner to modernise and redesign the home to their own taste and requirements. Set on a spacious site of 0.7 acres of land with ample outdoor space, this property enjoys a quiet location close to all local amenities while remaining within easy reach of Dunmanway town only being about 5 miles, 9 miles to Clonakilty and about 36 miles to Cork City. A home full of character and potential, ideal for buyers seeking a countryside lifestyle with the opportunity to add their own personal touch. Viewing is highly recommended and this can be done strictly through sole agents.

BER rating G

BER Number 118876465

119.67 kgCO₂ /m²/yr



**Close to Ballinacarriga
National School.
Garage attached.**



023 884 5481



property@lehanes.com

**Guide Price
€295,000**



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Accommodation in Brief

Entrance hall: 1.9m x 2.1m, teak front door with glass panels

Sitting room: 5.4m x 4.4m, open fireplace, bay window overlooking the front.

Kitchen/family room: 7.8m x 4.2m, fitted kitchen with appliances, breakfast counter, solid fuel stove, window overlooking front garden, window overlooking back garden, french doors to side area,

Utility room: 2.5m x 2.6m, utility room counter, plumbed for washing machine.

Downstairs w/c: 1.6m x 0.9m, green toilet suite

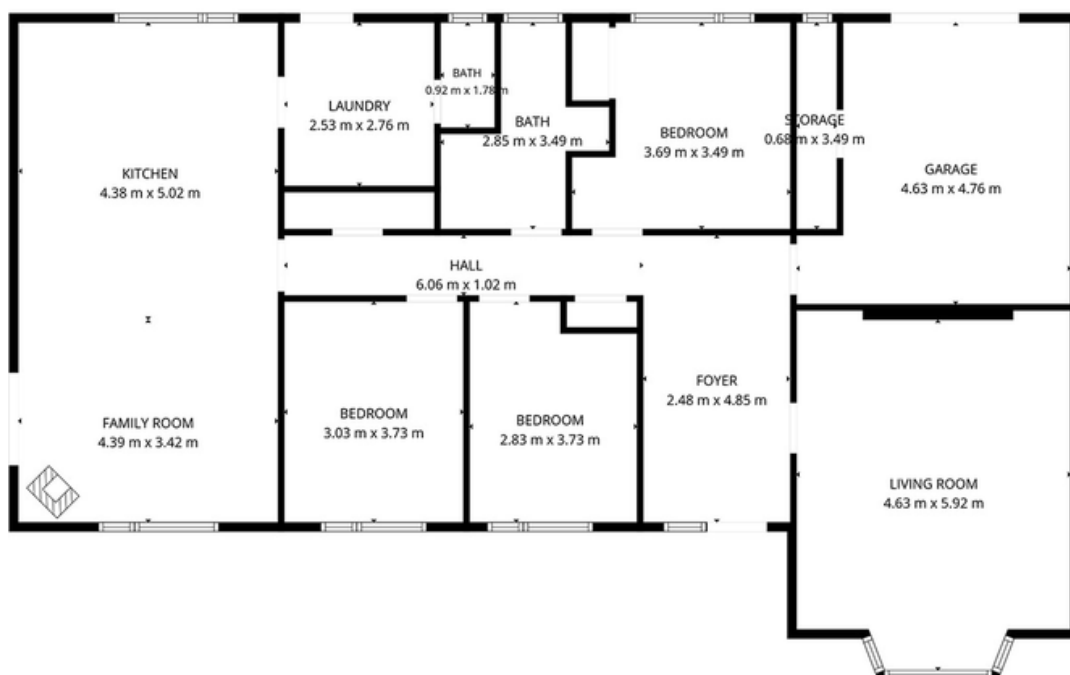
Bedroom one: 2.9m x 3.6m, wooden floor, window overlooking front garden.

Bedroom two: 3.5m x 2.6m, carpeted, window overlooking front garden.

Bedroom three: 3.4m x 3.2m, wooden floor, built in wardrobes, window overlooking back garden.

Garage: 3.5m x 4.6m, concrete floor, wooden garage door.

Store: 2.1m x 1m, concrete floor, window overlooking back garden



TOTAL: 98 m2
1st floor: 98 m2
EXCLUDED AREAS: LIVING ROOM: 27 m2, GARAGE: 19 m2, STORAGE: 2 m2,
FOYER: 12 m2, WALLS: 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.