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**AUCTIONEERS &  
REAL ESTATE AGENTS**

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The Milleen,  
Carrigillihy,  
Union Hall,  
West Cork



A 4 bedroom home in a prime position with endless potential,  
spectacular views and only 400 metres from the beach.

Guide Price: €230,000



## FLOOR LAYOUT

**Living Room:** 6.08m (20') x 3.94m (12'11")

**Kitchen/Dining Room:** 3.94m (12'11") x 3.08m (10'1")

**Utility:** 1.74m (5'8") x 1.39m (4'7")

**Bathroom:** 3.05m (10') x 1.74m (5'8")

**Bedroom 1:** 4.53m (14'10") x 2.90m (9'6")

**Bedroom 2:** 3.05m (10') x 3.00m (9'10")

**Entrance Hall:** 5.04m (16'7") x 2.51m (8'3")

**Bedroom 3:** 3.61m (11'10") x 2.60m (8'6")

**Bedroom 4:** 5.55m (18'3") x 3.67m (12')

**Balcony:** 7.00m (23') x 5.18m (17')

**Conservatory:** 3.54m (11'7") x 2.30m (7'7")

**Balcony:** 6.70m (22') x 2.99m (9'10")

**Garage:** 6.50m (21'4") x 2.98m (9'9")





Consider the possibilities ... there's so much potential! Whether you are looking to escape for the weekend or have the holiday of a lifetime.... every day of your life, this light and airy, 3 bedroom home has a lot to offer at an affordable price.

This modest home sits on an extravagant site of almost an acre of mature grounds with a stream on one boundary. The setting is private and peaceful with a southerly aspect and a gorgeous outlook which includes a beautiful view of the harbour, which is only 400 metres down the road. This little known beauty spot is just around



the headland from Glandore harbour on this spectacular coastline. The current floor area extends to approx. 1600 sq. ft. but the site is big enough to cater for the home of your dreams. This exceptional opportunity is conveniently located with Union hall village just 2.5km away, Skibbereen is 12km, Clonakilty is 24km and it is just 72km to Cork airport.

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



### KITCHEN DINING AREA

This is a bright room with a window to the front with spectacular views, there is also a west facing window overlooking the deck. The kitchen is basic but still has a good selection of storage units.



### LIVING ROOM

This is the largest room in the house, it has a patio door opening on to the conservatory, the views of the harbour are some of the best in the house, there is a solid fuel stove fitted.

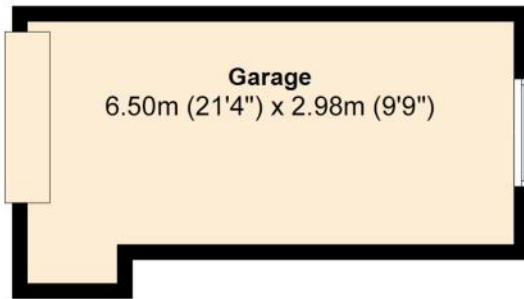


### MASTER BEDROOM

This is one of 4 bedrooms but this one has excellent views of the harbour, there is a sliding patio door opening on to the large timber deck, there is also a window to capture the evening sun.

## Basement

Approx. 20.0 sq. metres (215.2 sq. feet)



## Ground Floor

Approx. 131.5 sq. metres (1415.2 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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