



# Hodnett Forde

property services

**BALLYVACKEY, CLONAKILTY, WEST CORK P85 VA46**



## **Charming 3 Bedroom Bungalow/84 sq. mts.**

**BER D1**

The location of this property could not be better, countryside surrounding, yet a 5 minute drive to Clonakilty, 10 minutes to the beach.

**GPS: 63194, -8.94620**

Set back off the R599, the site is deceptively large with a road-side garden to the front, offering space and privacy. The accommodation consists of Entrance Hall, Open Plan Kitchen/Dining, Living Room, Family Bathroom, with 3 Bedrooms.

Recently refurbished, giving a feeling of brightness and light, a picture perfect bungalow, with a detached garage to the side.

It could be an ideal downsize project or a great starter home for someone wishing to get their feet on the property ladder.

Services: Private Sewage, Mains Water, OFCH



**ASKING PRICE: €250,000**

**IMPORTANT NOTICE:** Whilst every care is taken in the preparation of these details, their accuracy is not guaranteed, nor do they constitute a contract or part thereof.

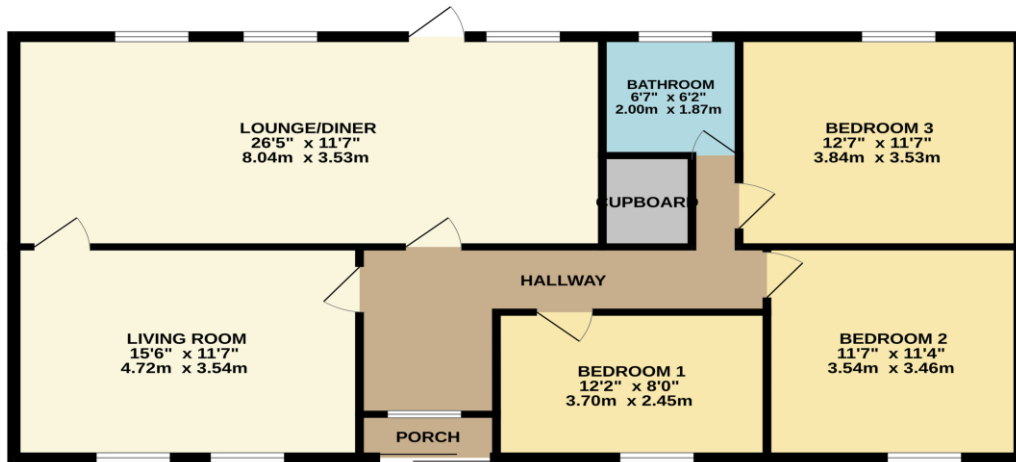
Negotiator  
Frank O'Driscoll MIPAV TRV  
087 225 8764

Emmet Square  
Clonakilty  
Co. Cork  
P85 PH22  
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PSRA Licence No 004292



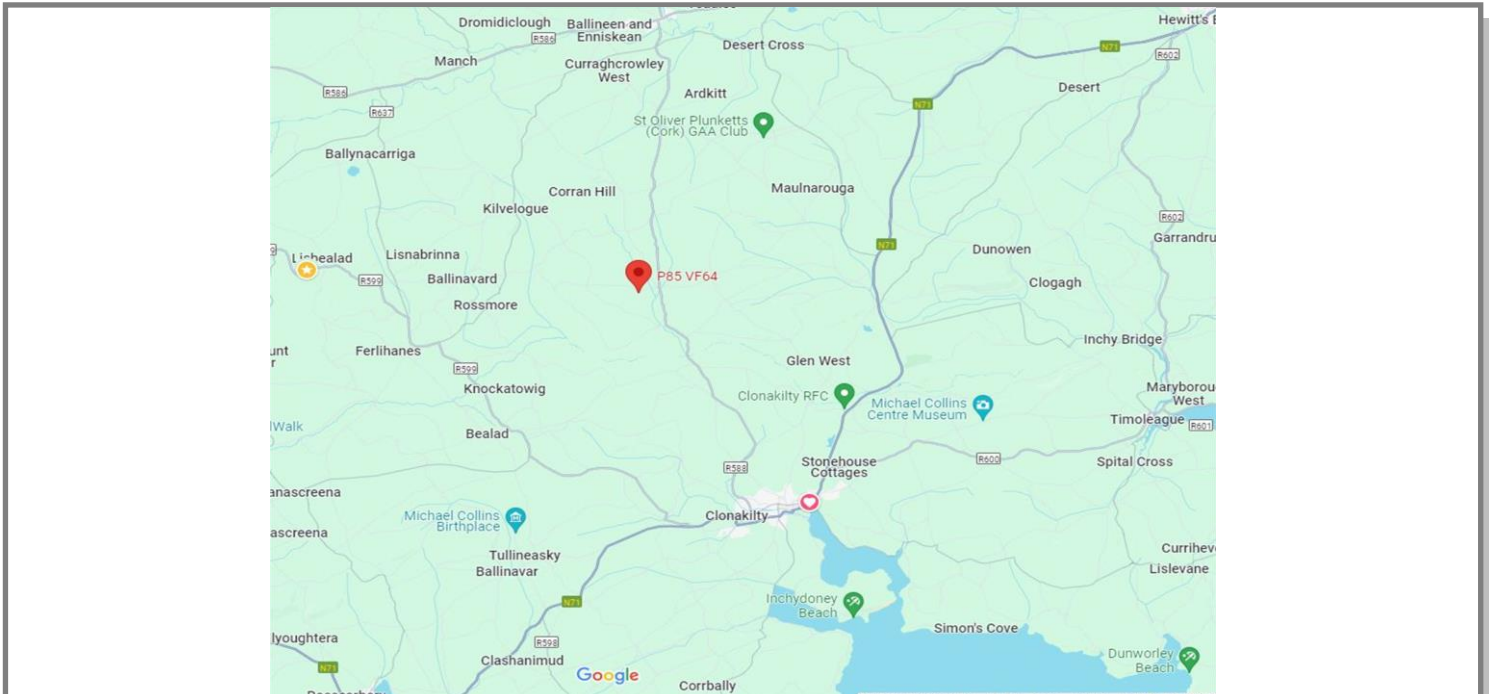
GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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