



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

# 4 BEDROOM BUNGALOW FOR SALE BUDRIMEEN, BALLINEEN, CO. CORK. P47 XP49

Lehanes & Associates are pleased to present this well-proportioned single-storey bungalow set in a peaceful setting and offers an excellent opportunity for buyers looking to modernise and add value.

The property features generous living accommodation with large windows allowing plenty of natural light throughout. Internally there is a bright sunroom which provides additional living space and enjoys pleasant views over the garden, making it ideal as a sitting area, dining space, or home office. The living room includes a feature fireplace, adding character and warmth to the home. The property benefits from a generously sized kitchen with natural light and excellent potential for refurbishment, allowing buyers to create a modern, open and practical space while the bedrooms are well-proportioned rooms, each enjoying natural light and with excellent potential for modernisation.

While the property would benefit from internal updating, it offers a fantastic blank canvas for purchasers to create a home to their own taste and specification.

Externally, the bungalow is set on a generous plot with a large surrounding garden, offering plenty of outdoor space for relaxing and gardening. The peaceful surroundings make this an ideal home for families, downsizers, or anyone seeking a quieter lifestyle. The property is located about 4 kilometers from the twin villages of Ballineen & Enniskeane and about an hour's drive to Cork city.

BER rating E1  
BER no. 119143790  
321.48 kWh/m<sup>2</sup>/yr



- 4 Kilometers from Ballineen villaage
- Qualifies for the vacant home grant

**Guide Price**  
**€275,000**

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## Accommodation in Brief

Entrance hall : 4m x 1.6m pvc front door

Conservatory : 3.5m x 2.6m tiled floor, windows overlooking front garden.

Sitting room : 7.7m x 3.6m open fireplace with tiled surround, window overlooking front garden window overlooking back garden.

Kitchen : 5.7m x 3.2m fitted kitchen with appliances, tiled floor, window overlooking back garden.

Utility room : 2.4m x 3m tiled floor, 2 windows overlooking back garden, PVC back door.

Bedroom one : 3.4m x 3.2m carpeted floor. window overlooking back garden

Bedroom two : 3.3m x 3.1m carpeted floor, window overlooking front garden.

Bedroom three : 3m x 3.1m carpeted floor, window overlooking front garden.

Bedroom four : 3m x 3m window overlooking front garden.

Main bathroom 3.4m x 2.1m white bathroom suite, frosted window overlooking back garden

Main