



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

# 3 Bedroom Bungalow For Sale

## Granure, Ballinacarriga, Co. Cork.

### P47 H594

### BER Rating C1

Set amidst the peaceful West Cork countryside, Lehanes & Associates present this beautiful detached bungalow offering a perfect blend of comfort, privacy and rural charm. Positioned on a generous elevated site with a dual entrance driveway, the property enjoys easy access and excellent convenience while maintaining a wonderfully private setting. Inside, the home is bright, spacious and thoughtfully designed for modern family living. Underfloor heating throughout ensures year-round comfort and energy efficiency, creating a warm and welcoming atmosphere in every room. Large windows allow natural light to flood the interiors while also framing the surrounding countryside views.

Externally, the property is approached by a sweeping gravel driveway offering practicality and ample parking space. The expansive grounds provide endless potential for gardening, outdoor entertaining or simply enjoying the tranquillity of country living.

Ideally located just 5 miles from Dunmanway and only 1 mile from Ballinacarriga village, the property combines rural seclusion with everyday convenience. Ballinacarriga offers a strong sense of community and essential local amenities including a National School, a Church and community hall, making this an ideal family home or peaceful retreat.

This is a rare opportunity to acquire a turnkey countryside residence in a highly sought-after West Cork

BER no. 118751528

150.82 kWh/m<sup>2</sup>/yr



**Good condition**  
**Elevated site**  
**Underfloor heating**

**Guide Price**  
**€390,000**

 023 884 5481

 [property@lehanes.com](mailto:property@lehanes.com)



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## **Accommodation in Brief**

Entrance hall: 6.3m x 2m carpeted floor, teak front door with glass panel, hotpress

Sitting room: 4.5m x 4.5m, carpeted, open fireplace with wooden surround, french doors on to patio, windows overlooking front garden

Kitchen: 5.3m x 3.8m, fitted kitchen with appliances, 3 windows overlooking the back garden, door to utility room, archway to dining area.

Dining area: 3.3m x 4.2m, patio door on to patio, 3 windows overlooking back garden

Utility room: 2.5m x 1.7m, door to back garden, door to kitchen.

Master bedroom: 5.2m x 3.1m, carpeted, 2 windows overlooking the back garden, ensuite

Ensuite: 2.9m x 1.6m, fully tiled floor and walls, frosted window overlooking back garden, white shower room suite.

Bedroom two: 4.2m x 2.9m, carpeted, 2 windows overlooking front garden

Bedroom three: 3.5m x 2.9m, carpeted, 2 windows overlooking front garden,

Main bathroom with wet room: 2.9m x 2.5m, fully tiled floor and walls, frosted window overlooking back garden.