



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**



For Sale – Church View, Enniskeane, Co Cork P47 TD77

- Main Points** - Super convenient location within easy walking of all amenities
- Only 12 individual, private houses with large gardens arranged around a central green area
 - Attractive fully finished estate, all services complete and ready to move in to
 - Well laid out 3 bedroom houses c. 1060 Sqft & floored attics
 - Enclosed rear gardens complete & side access
 - Very comfortable with oil fired central heating and excellent BER ratings
 - 2 private car spaces per house
 - Another quality development by Michael Dempsey Construction Ltd.

PSR No. 001102

Prices from € 177,000

BER B2 & BER B3

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**

Church View is a fully finished new estate of just 12 homes situated in the heart of Enniskeneane village. It is a rare opportunity to acquire a new property, which is well set back from the main road, within an easy walk of all village amenities including shops, church, pubs, bus stop, GAA, playgrounds grounds, tennis and pitch and putt course.

The 3 bedroom townhouses are well laid out extending to c. 1068 SqFt with fully floored attics and they are arranged around a central green area. Each has its own off street carparking and large private rear garden with side access.

There is good employment locally with Graingers Sawmills and the Carbery Group being headquartered here. Clonakilty Technology park with 1000 employees is 15 minutes drive away and Cork city well within 1 hours commute.



Accommodation c. 99 m² / 1068 ft²

The internal accommodation of each dwelling is laid out to provide an entrance hall, kitchen/dining area, sitting room and toilet on the ground floor. The first floor includes 3 bedrooms, one ensuite and a bathroom.

The gardens are located to the rear, and generally have a rear or side access. There is front off street car parking to each house for two cars.

The houses are of a traditional concrete block wall construction with a smooth plaster external finish. The pitched timber roof has a slate tile covering. The windows are double glazed with uPVC frames.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**

Example of accommodation (House 11) which is similar throughout.

Entrance Hall

Tiled floor and under stairs storage.

Sitting Room

With views onto the front green area. Spacious sitting room. Electric fire insert with wooden fireplace surround.



Guest Toilet

Spacious toilet which is tiled, WC and wash hand basin

Kitchen / Dining Room

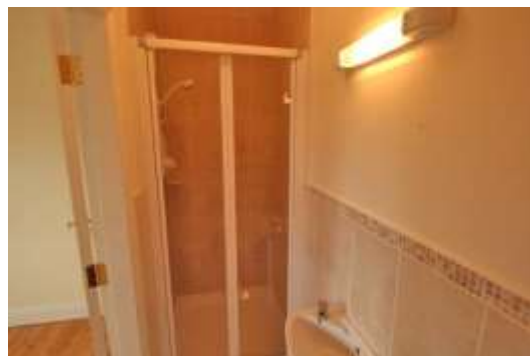
Spacious kitchen / dining room with view onto rear garden. Kitchen is fitted and ready for appliances. Tiled floor.

Wooden stairs to first floor landing

Airing closet. Easy access to attic via the fold down stairs.

Bedroom 1

Single bedroom with view onto rear garden. Timber floor.



Bedroom 2

Large double bedroom with view on to garden. Timber floor.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



ipavi



MyHome.ie



Bathroom

Fully tiled bathroom with bath, electric shower wash hand basin and WC.

Bedroom 3

Main bedroom ensuite with a lovely view out onto the front green area. Timber floor.

Ensuite

The ensuite is tiled and has a power shower, wash hand basin and WC.



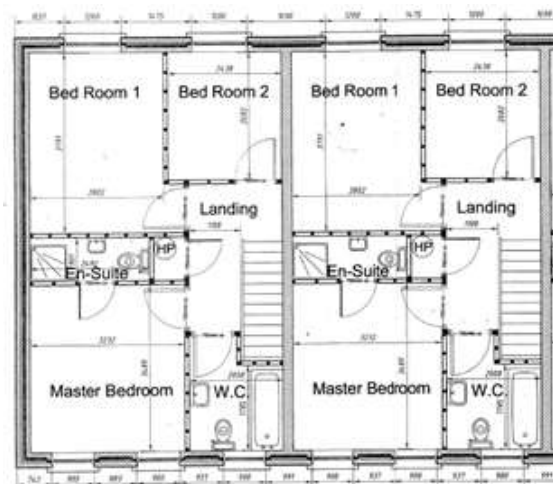
Services

The property is to be connected to mains water, electricity. Heating to the houses is oil fired central heating and there is a space for an electric fire insert in the sitting room. Windows are uPVC double glazed throughout.

Ground Floor



First Floor





Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**

Directions

Driving through Enniskeane village pass the newly extended Centra Store and you will then come to the church on your right side. Directly opposite the church there is a short access lane which leads to the property.



Location

The twin villages of Ballineen and Enniskeane in [West Cork](#) are 43 km southwest of [Cork City](#), on the R586 road. In relation to the subject property, Bandon is located 15Km to the east and Ballineen is 1km to the west. Ballineen and Enniskeane are situated on the [River Bandon](#) between [Bandon](#) and [Dunmanway](#).

The surrounding area provides a mix of residential, recreational and commercial uses. There are several modern detached houses close by and Enniskeane GAA pitch lies directly to the south west. Grainger's sawmills is also adjacent on the southern side of the property.

The subject property is located on the south side of the R586 road opposite the Roman Catholic Church and is within 100 metres west of the junction with the Clonakilty R588 road. GPS XY 535394 554211.

The main employers of the villages are Grainger's Sawmills in [Enniskeane](#) and Carbery Group's Cheese and Food Ingredients factory located approximately 3 km west on the [R586 regional road](#).

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**



Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



ipavi



MyHome.ie