



Martin Kelleher
PROPERTY

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



For Sale – Carhoo, Clonakilty Co. Cork P85 D580

Main Points: Idyllic countryside home on manicured gardens extending to c.0.6 acres - Quiet yet very convenient

- 1 mile from Clonakilty town centre, 2.5 miles from Inchydoney Beach
- 3 double bedroom house, c. 1210 SqFt
- Also detached out office fitted as a utility room/workshop
- Level gardens great privacy - Good neighbours and a real sense of community
- Built 20 years ago & very well kept by its attentive owners – Oil F.C.H.

PSR No. 001102

Offers over € 325,000



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Idyllic countryside home set back from the road on beautifully planted and manicured gardens extending to c.0.6 acres. The setting of this property is peaceful and quiet yet very convenient, being only 1 mile from Clonakilty town centre, 2.5 miles from Inchydoney Beach and within commuting distance of Cork city. This 3 bedroom house is deceptively spacious with c. 1210 SqFt of tastefully presented accommodation and complimented by a detached out office fitted as a utility room/workshop. The level gardens offer a private sanctuary and are ideal for any family or garden enthusiast. Close by there are good neighbours and a real sense of community in Carhoo with the award winning Clonakilty town a short distance away. Built 18 years ago this property has been very well kept by its attentive owners. Accommodation briefly Sitting room, Kitchen dining room, sunroom, bathroom, 3 double bedrooms, ensuite, outside utility room, workshop and garden shed.



Accommodation c. 112 m²/ 1210 ft² & detached out office 25 m² / 266 ft²

Entrance Hall 1.8 m x 4.9 m

Bright, wide, spacious entrance hall with semi solid timber floor. Hall with access to the hot press and fitted closet at the end of the hall with fitted radiator behind the closet. Fitted ceiling lighting, radiator cover & wall lighting, glazed door into the sitting room.

Sitting Room 4.2 m x 3.6 m

Gorgeous, bright sitting room with double aspect bay window south and window facing west. Solid timber floor, fitted ceiling lighting & wall lighting, cast iron fireplace with wooden surround, granite hearth and fitted multi fuel stove.

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Kitchen / Dining Room 5.85 m x 4.1 m

With west facing window. Fabulous, modern, fitted kitchen with fitted units, quartz work surface, fitted Bosch electric hob with extractor fan, plumbed for dishwasher, fitted hot point double oven, recessed ceiling spot lighting, tiled floor. This room opens out onto the sunroom giving in great light and there is also a pantry room off.

Pantry / Utility Room 1.5 m x 2 m

Fitted units with sink, plenty of fitted shelving, recessed light & glazed door out to the rear garden.

Sunroom 3.15 m x 3.2 m

With semi solid oak floor & triple aspect north, east & west overlooking the entire garden. Fitted blinds & teak window sills.



Bedroom One 3.2 m x 3.63 m

Double bedroom with large south facing window, fitted wardrobe & pine solid floor.

Shower Room 1.9 m x 3 m

Fabulous shower room with tiled floor, tiled walls to dado level, fitted sink incorporating storage, fitted cabinet, wall lighting & extractor fan. Modern WC & shower.

Bedroom Two 4.25 m x 3 m

Double bedroom with window on to garden. Pine solid floor, fitted wardrobe.

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Bedroom Three 4.3 m x 3.63 m

Main ensuite double bedroom with large window facing south giving plenty of light, fitted wardrobe & fitted ceiling lighting. Solid timber floor.

Ensuite 2.25 m x 1 m

With WC, wash hand basin, wall heater, large shower & extractor fan.

Detached out office / Utility / Workshop 25 m² / 266 ft²

This building is divided into two independently accessed sections. The utility area is to the front and is fitted for washing/drying and has a sink and storage areas. The rear section is fitted as a workshop and has a toilet. This building is can be used for a multitude of uses.



Garden shed 2.5 m x 4.8 m

Suitable for garden equipment storage and the doors can open out so a ride on lawnmower can drive in.

Services

The property is connected to all the main services incl. water, telephone & electricity services. Septic tank drainage. There is good broadband available in the area. Oil fired central heating with multi fuel stove in the sitting room. UPVC double glazed windows throughout.



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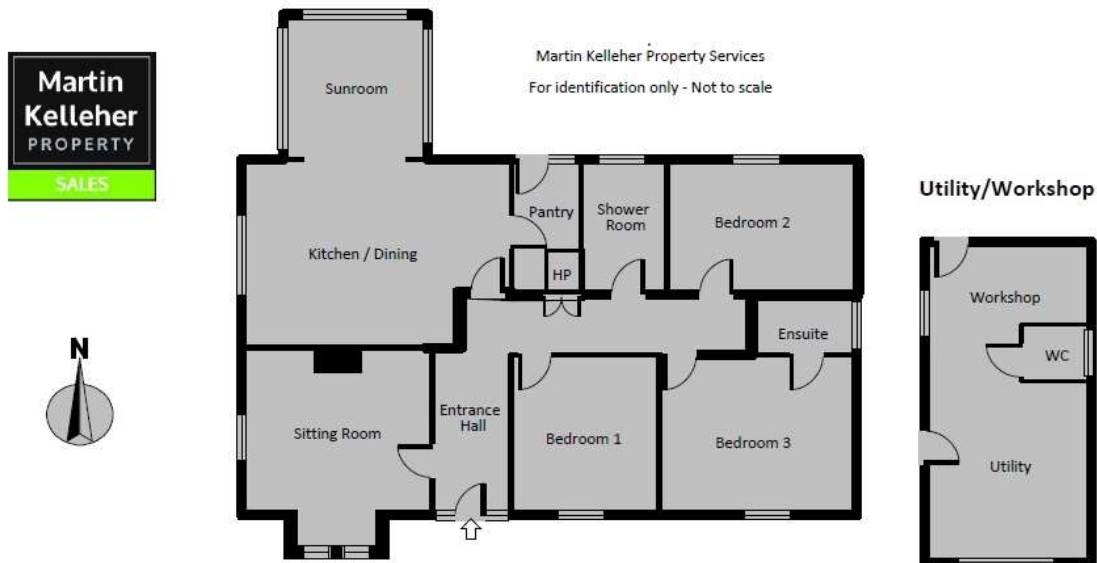


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Directions

Type Eircode P85 D580 into smart phone for exact driving directions.



Location Map



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