



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 13 Wayside Park, Clonakilty Co. Cork P85X982

Main Points: Light filled c. 1530 ft² property with 4 bedrooms

- Complimented by an enclosed, easy to maintain garden
- Great room layout & fully floored attic
- Within 8 min. walk of Clonakilty Town Centre
- Large cobble lock driveway with plenty of car parking

PSR No. 001102

AMV € 300,000

BER C2

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Conveniently located on the edge of Clonakilty town centre, within an easy, flat walk to all local amenities, 13 Wayside Park is also within metres of Gaelscoil Mhichil Ui Choileain.

This 4 bedroom modern build property has a practical room layout.

This light filled c. 1530 sqft property is complemented by an enclosed easy to maintain south/west facing garden that has front and rear access. Fitted with a 7 day fully programmable, oil fired, zoned heating system these properties are well known for being easy to heat and run. The property also comes with an easy to access fully floored attic with roof lights.

Wayside Park is a very popular, safe estate located 8 min. walk of Clonakilty town centre.



Accommodation c. 142 m² / 1530 ft²

Entrance Hall 2 m x 4.1 m

Wide entrance hall with carpeted floor and double doors to sitting room

Sitting Room 3.85 m x 4.1 m

Bright room with double aspect from windows north and east. Solid oak floor, open fire and venetian blinds.

Lounge/Family Room 3.3 m x 4 m

Bright room with double aspect from windows north and east. Solid oak floor and open fire.

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Kitchen / Dining Room 6 m x 4.1 m

Bright and spacious room with windows east and south. Patio doors open out to rear. Recessed lighting, fitted kitchen with integrated oven, hob and extractor. Plumbed for dishwasher. Lino flooring. Also access to under stairs storage room.

Back hall and door to rear

Utility Room 3.3 m x 1.6 m

Good sized utility with fitted storage units. Plumbed for washer and dryer. Lino floor covering.

Guest Toilet 1.8 m x 1.4 m

WC and wash hand basin. Lino flooring.



Carpeted stairs to first floor landing

Solid oak floor. Airing closet and pull down staircase to attic.

Bedroom One (Master) 3.5 m x 3.6 m

Bright double bedroom ensuite with windows north and east. Oak floor.

Ensuite 1 m x 3 m

WC, wash hand basin and electric shower.

Bedroom Two 3.2 m x 2 m

Double bedroom with large window south. Oak floor.

Bathroom 2.1 m x 2.7 m

Bath, WC, wash hand basin and electric shower. Lino flooring.

Bedroom Three 4.4 m x 3.3 m

Large double bedroom. Oak floor.

Bedroom Four 2.6 m x 2.4 m

Single bedroom with closed space and oak floor.

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Attic

There is an easy fold out stairs access to attic, which is fully floored and has Velux roof lights.

Services

The property is connected to all main services including water, electricity and main sewerage. Heating is by means of oil fired central heating which is fully zoned internally with independent 7 day programmer for upstairs, ground floor and hot water.

Outside

The property is surrounded by a low stone wall. There is a small lawn around the house. There is a large cobble lock driveway for plenty of car parking.



Directions

Type Eircode P85 X982 into smart phone for exact driving directions.

From Clonakilty town pass the church and take the first turn right at (McCarthy's veterinary). Follow this road and take the second road to the left which is into Wayside Drive. After entering Wayside Drive turn right then keep left and proceed up on to the end where the property is on your left hand side.

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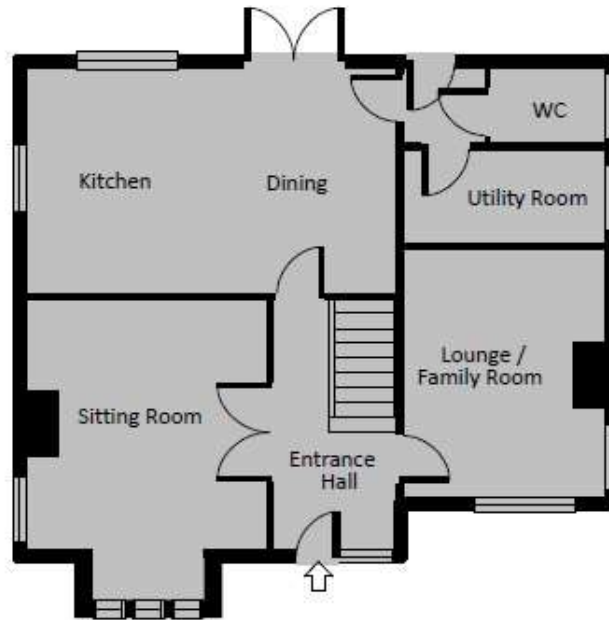
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For identification only - Not to scale



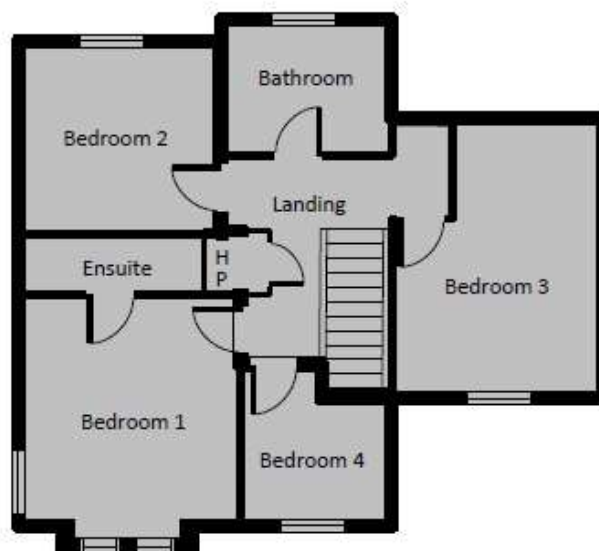
Ground Floor



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First Floor



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Location Map



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