



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – Ballymacowen, Clonakilty Co. Cork P85 Y651

Main Points: Lush, leafy, substantial property 3 miles from Clonakilty town centre - Bright & spacious this 5/6 bedroom residence extends to c. 304 m² or 3275 ft² - Garage with attached garden shed & polytunnel – Private grounds c. 0.82 acres - Substantial covered car port – Superbly constructed in 2001 – In excellent condition – Comfortable BER rating B3 - Solar panels

PSR No. 001102

AMV € 475,000



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Enjoy the peace and quiet of this lush, leafy setting less than 3 miles from Clonakilty town centre, 1 mile from West Cork Technology Park and 12 minutes drive of Irelands No. 1 Beach, Inchydoney. Set back into private grounds this is a well appointed attractive lifestyle home. Bright and spacious the 5/6 bedroom residence extends to c.304 SqM or 3275 ft² and is complimented by a double garage with attached garden shed and polytunnel. The generous but managable grounds extend to c. 0.82 acres or 3,280 SqM and are ideal for kids to run around and explore or for adults to create a vegetable garden in the polytunnel. A substantial covered car port also presents the oportunity to put out a trampoline or swing set. Constructed in 2001 the residence is in excellent condition and the functional layout gives it great flexibility in how the house could be used. This is a most comfortable property with an excellent BER B3 and includes solar panels and a multi fuel stove connected up to the main heating system.



Accommodation c. 304 m²/ 3272 ft²

This property includes all white goods, curtains, curtain poles and light fittings.

Entrance Hall 2.4 m x 5.3 m

Large impressive entrance hall with open gallery to the upstairs landing. Storage under stairs.

Sitting Room 4.6 m x 5.3 m

Large sitting room with double doors to the kitchen dining area.

Impressive feature fireplace with brick surround and multi fuel stove.

Solid timber floor and recess ceiling spotlights.

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Kitchen/Dining Room 7.4 m x 4.5 m

High-quality fully fitted kitchen with excellent storage space. Central island unit with granite worktop. Integrated professional Belling 7 ring gas hob, electric cooker, extractor, American style fridge, oven and dishwasher. There are floor tiles to the kitchen area and recessed ceiling spotlights. The dining room has a solid timber floor and has double doors to both the sitting room and sunroom.



Sunroom 3.25 m x 4.2 m

Excellent light from the large windows south west and north. Double French doors open onto an enclosed patio outside. Solid timber floor and pine ceiling.

Utility Room 2.55 m x 3.17 m

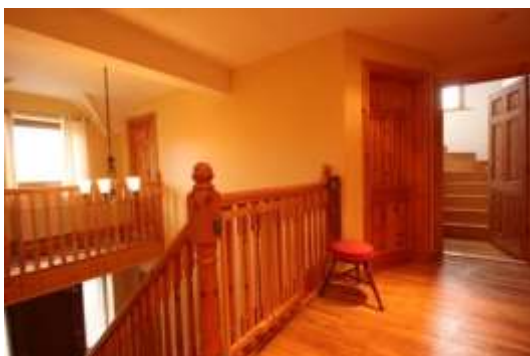
Door to rear yard and tiled floor. Fitted units with excellent storage and a Belfast style sink. Washing and drying machines.

Guest Toilet 2.6 m x 1.2 m

With WC and wash hand basin tiled floor

Playroom / Bedroom Six 3 m x 4.5 m

Double bedroom sized room which is adjacent to the guest toilet. Solid timber floor





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Lounge 4 m x 4 m

Solid timber floor, open fire place with timber surround and granite hearth.

Stairs to the large first floor gallery style landing.

Spacious walk in airing closet which is fully shelved out and offers excellent space.

Bedroom One (Master ensuite) 4.6 m x 4.33

Double bedroom ensuite with solid timber floor and fitted wardrobe space.

Ensuite 2.35 m x 2.1

Large ensuite shower room with double shower enclosure, WC, wash hand basin and vanity unit



Bedroom Two 3.64 m x 3.25 m / 4.3 m

Double bedroom with south facing window. Solid timber floor.

Bathroom 3.6 m x 2 m / 3.4 m

Beautifully presented and spacious bathroom. Jacuzzi style bath and separate shower enclosure with power shower and wash hand basin.

Bedroom Three 3.8 m x 3.77 m

Large double bedroom with south facing window and solid timber flooring

Bedroom Four 4 m x 4.9 m

Large double bedroom with solid timber floor and separate storage space

Stairs to second floor

Up on the second floor there is superb space including a double bedroom (no.5), office and toilet/shower room.

Fuel store 3.5m x 8m

Large open plan space and ideal for gardening equipment.

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Garage 4.8m x 8m

Large detached double storey garage with mezzanine storage level. Pedestrian door and roller loading door access.

Services

We understand all main services are connected including telephone broadband and electricity. There is oil fired central heating and a large multi fuel stove in the sitting room which is also connected up to the main heating system. There are solar panels fitted to the roof providing hot water.

Windows and doors are UPVC double glazed throughout.

Water is Private well and there is a septic tank.

Burglar alarm and CCTV fitted.



Outside

Flanked by mature trees this is a very private plot. At the front there is a stone wall and pillared entrance with double gates.

There are gardens to the front and sides and a raised lawn to the rear. A tarmac drive leads up to and around the rear of the house where there is a covered carport.

There is a poly tunnel to the rear.



Directions

Type Eircode P85 Y651 into smart phone for exact driving directions.

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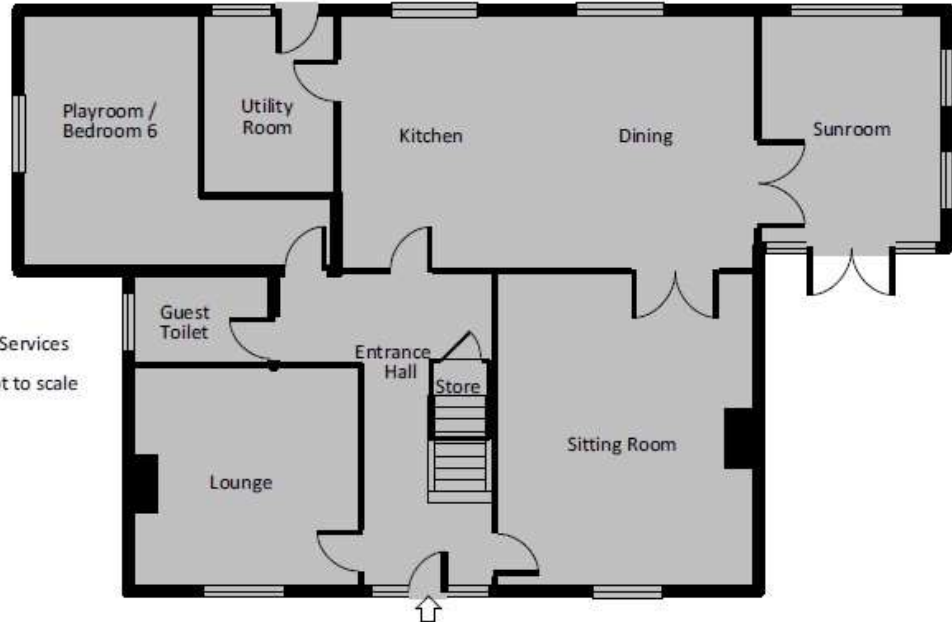
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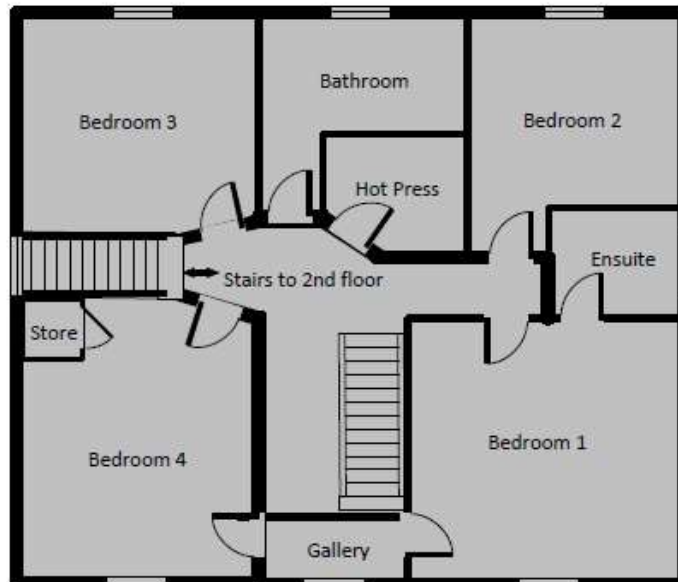
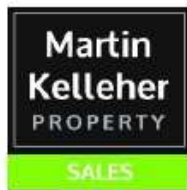
Ground Floor



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First Floor



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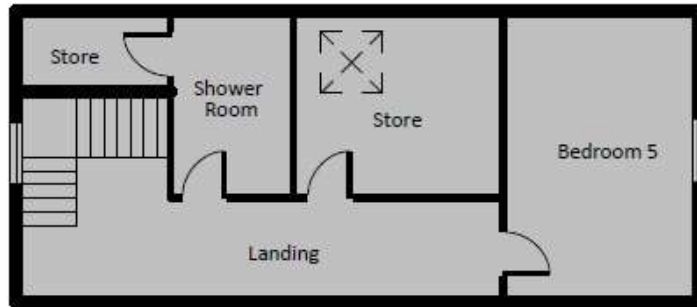
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Second Floor



Location Map



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.

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