



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – 8 Brookview, Clonakilty Co. Cork P85 TW13

**Main Points:** Very convenient location

- Elevated riverside residence, 8 minute walk into Clonakilty town
- Well presented throughout - 3 bedroom house is complemented by a low maintenance rear yard that has a side access
- c. 925 SqFt with an entrance hall, large kitchen/living room, downstairs toilet, 3 bedrooms and a bathroom

PSR No. 001102

**Guide Price € 205,000**



A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)





**Martin Kelleher**  
PROPERTY

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

Conveniently located close to the centre of Clonakilty town, this quiet well kept estate is only an 8 minute walk on the flat to the nearest shops and GP surgery. Well presented throughout, this 3 bedroom house is complemented by an enclosed, low maintenance rear yard that has a side access. The house is in good condition & extends to c. 925 SqFt with an entrance hall, kitchen dining partially tiled with additional living area, downstairs toilet, 3 bedrooms and a bathroom. This property would ideally suit those looking to trade down to an easily managed property or a first time buyer looking for a good investment close to the town centre.



**Accommodation c. 86 m<sup>2</sup> / 925 ft<sup>2</sup>**

**Entrance Hall 2.1 m x 2.5 m**

Bright entrance hall with glazed door, carpeted floor & downstairs toilet.

**Kitchen / Living / Dining Room 3.3 m x 7.6 m / 5.6 m x 3.5 m**

Bright room, open plan, carpeted to living area, fitted multi fuel stove, marble hearth, Venetian wooden blinds & glazed sliding doors to rear patio.

Kitchen with fitted units, white goods included, cooler, extractor, fridge, and freezer.

**Downstairs toilet 1.2 m x 1.5 m**

**Carpeted stairs to first floor landing**

Airing closet.

A: Faxbridge Roundabout, Clonakilty, West Cork

P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie

[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi

daft.ie

MyHome.ie



**Martin Kelleher**  
PROPERTY

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



**Bathroom 2.6 m x 1.7 m**

Carpeted with bath, WC, wash hand basin and electric shower.

**Bedroom One 2.9 m x 2.9 m**

Double bedroom with fitted wardrobe. Fitted presses and vanity unit, wash hand basin. Carpeted, venetian blinds.

**Bedroom Two (Main) 2.9 m x 4.56 m**

Double bedroom with attractive view west onto the river. Carpeted, venetian blinds, fitted wardrobe and press with vanity unit & wash hand basin.

**Bedroom Three 2.6 m x 3.17 m**

Single bedroom with view onto the river. Fitted wardrobe, carpeted, venetian blinds.



**Patio approx. 8 m x 5.5 m**

This has an independent side access. Slabbed patio and gravelled area (approx. 8m x 5.5m).

**Services**

The property is connected to all main services including water, sewerage, electricity & telephone services. Heating is via electric storage heaters & there is a multi-fuel stove in the sitting room. Windows & doors are timber double glazed.

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi

daft.ie

MyHome.ie



**Martin Kelleher**  
PROPERTY

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

### More information

The property can be found close to the centre of Clonakilty in a well located estate that was constructed c. 1994. There is off street car parking to the front. There is a raised patio area to the front of the house. We understand the property is of concrete block construction. Folio CK169477F.



### Directions

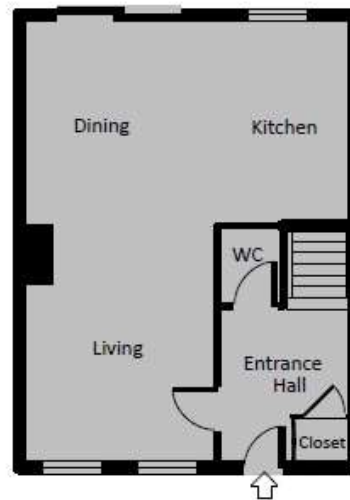
Type Eircode P85 TW13 into smart phone for exact driving directions.



Martin Kelleher Property Services  
For identification only - Not to scale



### Ground Floor



A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi

daft.ie

MyHome.ie



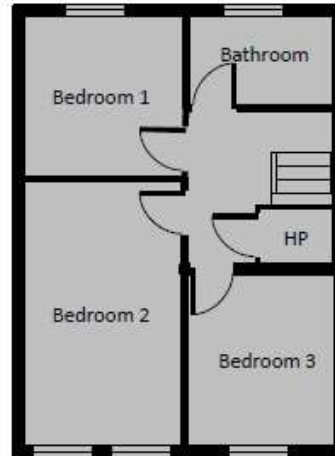
**Martin Kelleher**  
PROPERTY

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

### First Floor



Martin Kelleher Property Services  
For identification only - Not to scale



### 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.

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi



MyHome.ie