



Martin Kelleher
PROPERTY

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



For Sale – 6 Woodlands, Fernhill Road, Clonakilty Co. Cork P85 WP95

- Main Points:** High quality townhouse in a super convenient setting
- 4 double bedroom residence c. 1325 ft²
 - Elevated southfacing plot surrounded by high hedging
 - 10 minute walk from town centre and close to the Gaelscoil Mhichil Ui Choileainn - Off street car parking - Spacious rear yard with side access - Previously had planning permission for a sunroom
 - Comfortable BER rating C1 -

PSR No. 001102

Guide Price € 300,000

BER C1

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





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Martin Kelleher Property services are excited to present this high quality 4 bedroom townhouse in a super convenient setting. Extending to a deceptively spacious c. 1325 ft² this light filled residence occupies an elevated and southfacing plot surrounded by high hedging. Located in the beautifully maturing Woodlands estate off the popular Fernhill Road this property is a short 10 minute walk from town centre and is around the corner from Gaelscoil Mhichil Ui Choileainn. There is off street car parking and a spacious rear yard with side access, ideal for sitting out. The property previously had planning permission granted for a sunroom extension. The residence benefits from a comfortable BER rating C1. Accommodation briefly; Entrance hall, Sitting room, kitchen, utility, guest toilet, dining room, 4 double bedrooms, ensuite and bathroom.



Accommodation c. 123 m²/ 1325 ft²

Entrance Hall 3.15 m x 3.35 m

Large hallway, carpeted floor and light fixture. Airing closet/hot press and light fixture.

Sitting Room 3.3 m x 3.9 m

Spacious and bright, south facing sitting room with bay window. Cast-iron fireplace with gas fire insert which can be taken out. Carpeted.

Dining Room 3.3 m x 4.3 m

Semi solid ash floor, fire place, light fixture, large window onto rear yard.

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Kitchen 2.6 m x 3.75 m

Fitted kitchen with integrated fridge freezer, double oven, hob, dishwasher and extractor fan. Tiled floor and over counter spot lights.

Utility Room 1.6 m x 2.63 m

Built in units, sink, washing machine and tumble dryer included. Tiled over counter and back door to rear yard.



Carpeted stairs to first floor landing

Pull down staircase for easy access to attic.

Bedroom One 3.3 m x 3.6 m

Large, ensuite, double bedroom. South facing with carpeted floor and bay window.

Ensuite 2.2 m x 1.4 m

Large ensuite with electric shower, WC and wash hand basin. Fully tiled.

Bedroom Two 3.2 m x 3.1 m

Double bedroom with large window and carpeted floor.

Bathroom 1.9 m x 2.5 m

3 piece bath suite, WC, wash hand basin, bath and electric shower.



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Bedroom Three 2.45 m x 3.6 m

Double / large single bedroom with carpeted floor.

Bedroom Four 3.5 m x 2.45 m

Double / large single bedroom with carpeted floor.



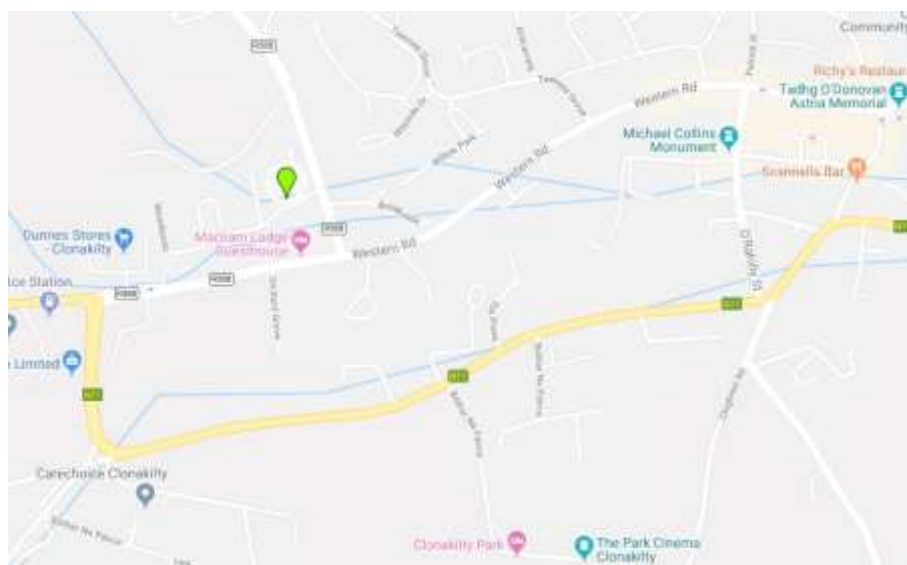
Services

All main services are connected including electricity, telephone, water and sewerage. Heating is by means of oil fired central heating and there are 2 open fireplaces. Windows are uPVC double glazed. BER is C1.

Directions

Type Eircode P85 WP95 into smart phone for exact driving directions. Woodlands is located off Fernhill Road R590 and adjacent to Dunnes Stores.

Location Map



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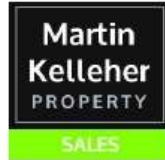
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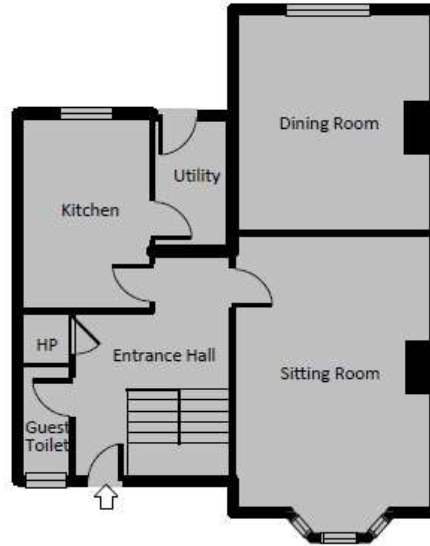
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Ground Floor



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For identification only - Not to scale



First Floor



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For identification only - Not to scale



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