



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 2 Western Court, Clonakilty Co. Cork P85 V258

- Main Points:**
- Quiet location only 2 min. walk to Clonakilty town centre
 - Very well presented, modern 3 bed townhouse
 - In very good condition extending to c. 945 ft²
 - Enclosed, south facing rear yard
 - Easily managed property to trade down or for first time buyers

PSR No. 001102

AMV € 235,000

BER C2

A: Faxbridge Roundabout, Clonakilty, West Cork
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With a super location in this quiet, well kept area, this comfortable townhouse is only 2 minutes walk to the middle of Clonakilty town. Very well presented throughout, this modern 3 bed residence is complemented by an enclosed, south facing rear yard. The house is in very good condition and extends to c. 945 ft². 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 town centre.



Accommodation c. 88 m²/ 945 ft²

Entrance Hall 1.85 m x 4.9 m

Welcoming entrance hall with tiled floor.

Sitting Room 3.1 m x 4.2 m

Comfortable sitting room with attractive, electric fire insert and timber floor.

Kitchen / Dining 3.1 m / 5 m x 4.35 m

Large kitchen/dining with tiled floor. Bright with large south facing window and door to rear yard. Plenty of space in the fully fitted kitchen. Integrated fridge freezer, oven, hob, extractor and dishwasher.

Guest Toilet

Under stairs guest toilet with WC and wash hand basin.

Carpeted stairs to first floor landing

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Bedroom Two 2.2 m x 2.5 m

Single bedroom with south facing window and timber floor.

Bedroom One 2.75 m x 3.55 m

Double, ensuite, bedroom with timber floor and fitted wardrobe.

Ensuite

WC, wash hand basin and shower.

Bedroom Three 3.3 m x 3.75 m

Spacious double bedroom with timber floor.

Bathroom 2 m x 2.35 m

WC, wash hand basin and bath.

Utility Shed

Useful storage outbuilding which is also plumbed for a washing machine.



Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil fired central heating. There is an excellent C2 energy rating. All windows & doors are uPVC double glazed throughout.

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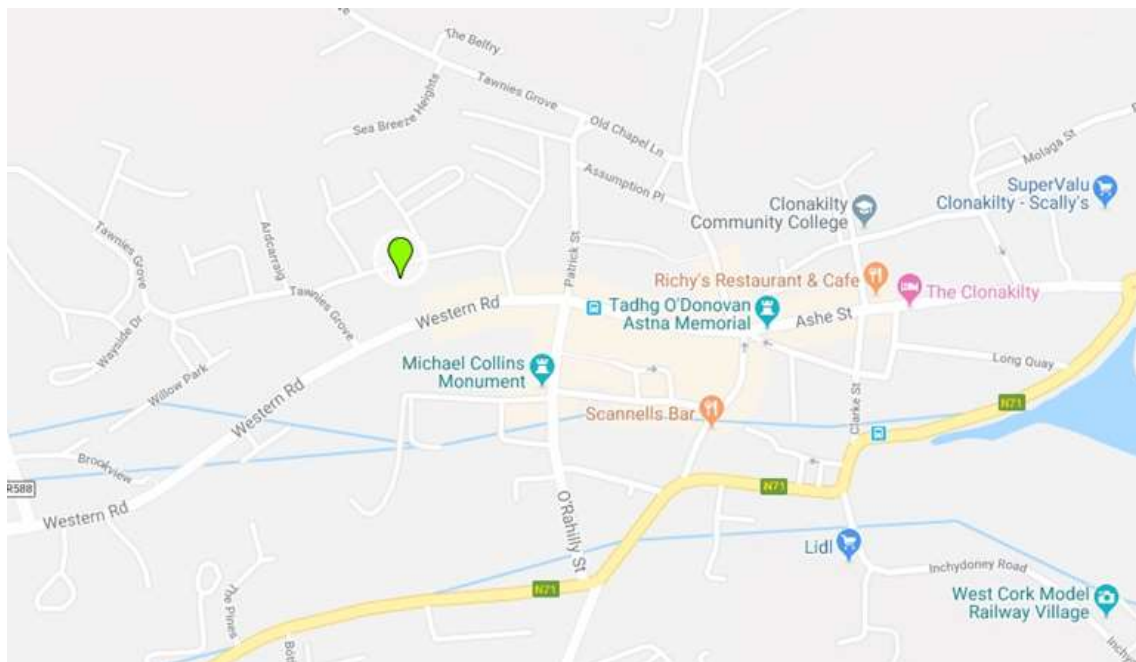


Directions

Type Eircode P85 V258 into smart phone for exact driving directions.

The property is located to the rear of Centra/Brewery Bar. Drive up to McCarthy vets on Western Road, turn right and take the first right. The property is on the right before the bollards.

Location Map



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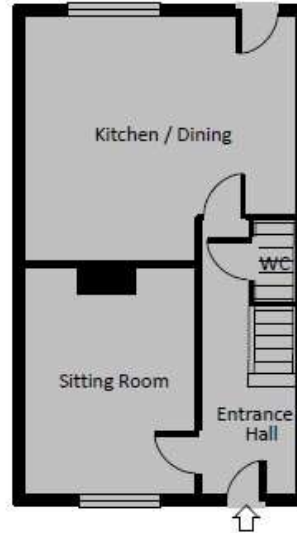
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For identification only - Not to scale



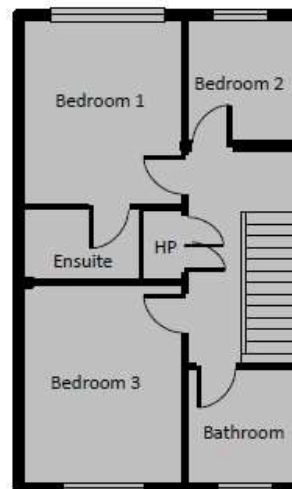
Ground Floor



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First Floor



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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