



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – Bohona, Clonakilty Co. Cork P85XY95

- Main Points:** - Outstanding panoramic views
- High specification home on elevated, grounds, extending to c. 2.1 acres
 - Constructed in 2008 this property has an excellent B2 BER rating
 - Energy efficient geothermal underfloor heating
 - 4 bedroom accommodation c. 2,120 ft² with a high end 5 star finish
 - 5 miles from Clonakilty, 2 miles from Kilmeen National School & shop, less than 1 mile from Lyon's pub & a very realistic 50 minute commute to Cork City

PSR No. 001102

AMV € 340,000

BER B2

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





Martin Kelleher
PROPERTY

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

Enjoy the privacy, peace and quiet of this high specification home that is genuinely luxurious. Set back on its own elevated, grounds, extending to c. 2.1 acres this property has outstanding panoramic views stretching for miles. Constructed to a high standard in 2008 this property has an excellent B2 BER rating and should be very comfortable due to its energy efficient geothermal underfloor heating system. Beautifully finished and extending to 2,120 ft² this stunning property has a high end 5 star finish.

Conveniently located at the end of a quiet road the property is only 5 miles from Clonakilty, 2 miles from Kilmeen National School and shop, less than 1 mile from Lyon's pub and a very realistic 50 minute commute to Cork City.

Consider viewing if you are in the market for a quality property with a well-designed, functional layout and you will find that it is ideal for kids and adults alike.



Accommodation c. 197 m²/ 2120 ft²

Entrance Hall

Spacious and bright entrance hall with beautiful marble floor tiles and wallpapered feature wall. Recessed ceiling spotlighting.

Sitting Room 4 m x 4.7 m

Bright double aspect room with excellent views north and east overlooking the countryside. New timber floor.

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



ipavi

daft.ie

MyHome.ie



Martin Kelleher
PROPERTY

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

Guest Toilet / Shower Room 2.2 m x 2.2 m

Beautifully finished fully tiled toilet and shower room. High end bathroom ware including chrome heated towel rail, WC, contemporary countertop wash hand basin & vanity unit, power shower with chrome shower enclosure.

Living Room 4.3 m x 3.8 m

This living room intercommunicates with the kitchen dining area and is also accessed from the entrance hall. There are far reaching views from the window here. The floor is tiled and the open fire has a granite surround and hearth. A feature light fixture finishes this room very well.



Kitchen / Dining Room 8.5 m x 3.4 m

Open plan and intercommunicates with the living room. Beautifully finished walnut kitchen with quartz worktops and high end fitted appliances including Miele ceramic hob, stainless steel extractor, Liebherr fridge freezer and Miele dishwasher. Recessed ceiling spotlighting and polished floor tiles. The kitchen area is open plan to the dining room. This is a very bright area having the benefit of a triple aspect with windows north, south and west. Double doors open onto the outside area, very handy on a fine summers evening.

Utility Room 1.8 m x 2.2 m

Fully fitted with excellent storage space. Rear to rear yard.



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





Bedroom Four 4.37 m x 3.41 m

Downstairs double bedroom which could prove very useful as it is located next to the guest shower room. There is a newly laid timber floor and a large south facing window.

Teak staircase to first floor landing

Large airing closet/hot press with excellent storage capacity.
Pulldown attic stairs for easy access to the attic.
The landing has integrated LED lights fitted into the wall.

Bedroom One (Master) 3.2 m x 3.7 m

Master bedroom ensuite with great light from its double aspects north and west.
Timber floor and integrated alcove for the TV.
Extra-large walk in wardrobe which has been extensively fitted out.

Ensuite 1.6 m x 4 m

With a 5 star finish this fully tiled shower room is beautifully finished. High end contemporary bathroom fittings including his and hers counter top wash hand basins, mirrors with fitted lighting, suspended toilet and chrome heated towel rail. The best feature is the super-sized double shower enclosure with a choice of rainfall showerhead or power shower.



Bedroom Two 3.2 m x 3.4 m

Double bedroom with views east timber floor.
Could also be used as an office

Bedroom Three 4.3 m x 4.3 m

Spacious double bedroom with excellent views north and east.
Timber floor.

Bathroom 2.9 m x 2.4 m

Bathroom has not been finished off however there are fittings ready to go for a bath, wash hand basin, WC and shower. Note - Bathroom ware not supplied.



Martin Kelleher
PROPERTY

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

Services

All main services are connected including telephone, electricity and high-speed broadband. Heating is by means of underfloor geothermal heat pump and there is an open fire in the lounge. There are roof mounted solar panels for hot water. Windows and doors are uPVC double glazed throughout. Private well water and private septic tank. Attractive chrome light switches and electric sockets throughout.

Outside

Extending to c.0.85 hectares or 2.1 acres.

The property is approached via a long semi private road. Stone walls and pillars make for an impressive entrance. There is a large tarmac drive surrounding the house which is further surrounded by a low wall. To the front of the house is a well-kept lawn area and to the rear is a raised meadow with outstanding 180 degree countryside views.



Directions

Type Eircode P85 XY95 into smart phone for exact driving directions. The property is located off the Clonakilty to Dunmanway road on the Dunmanway side of Bealad Grotto. Take the first turn to the right after Lyons Pub as you are going towards Dunmanway. Drive up this road for 1km and take the first turn to the right.

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





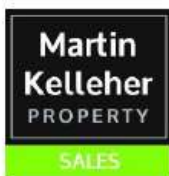
Martin Kelleher
PROPERTY

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

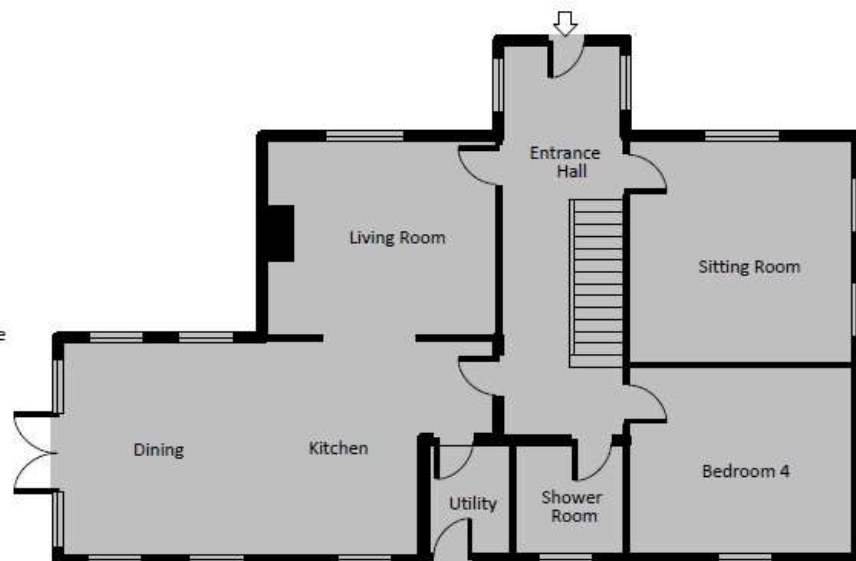
Location Map



Ground Floor



Martin Kelleher Property Services
For identification only - Not to scale



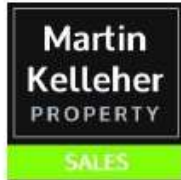
A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





Martin Kelleher
PROPERTY

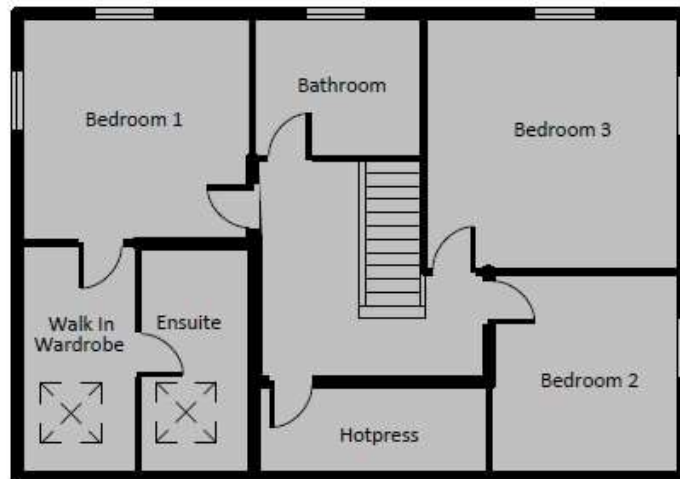
**Property Sales, Lettings
Property Management
Valuations & BER's**



Martin Kelleher Property Services
For identification only - Not to scale



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.

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



ipavi



MyHome.ie