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PROPERTY

Property Sales, Lettings  
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## For Sale – 13 Lady's Cross, Clonakilty, Co. Cork P85XY59

- Main Points:** - Spacious 3 bedroom property in move in condition  
- Extending to c. 1100 ft<sup>2</sup>  
- Located in a family friendly, & safe estate  
- Fully floored & easily accessed attic  
- Large south facing, enclosed garden with side access

PSR No. 001102

**AMV € 260,000**

**BER C2**

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Martin Kelleher Property Services are delighted to present for sale this attractive semi-detached property in one of Clonakilty's best residential locations.

No. 13 is a well built and finished 3 bedroom home, c.1100 ft<sup>2</sup> with south facing enclosed, private rear garden that looks out onto the countryside. Recently redecorated this bright property is ready to walk in to.

A stand out feature is the fully floored and easily accessed attic of c. 280 ft<sup>2</sup>.

The Lady's Cross is located just 1 mile from Clonakilty town centre and within easy walking distance of Dunnes Stores and the superb Quality Hotel & Leisure Centre.



**Accommodation c. 100 m<sup>2</sup>/1076 ft<sup>2</sup>**

**Entrance Hall 1.9 m x 3.9 m**

Glazed timber door into spacious entrance hall with under stairs toilet. Attractive light fitting.

**Sitting Room 4 m x 4.3 m**

Comfortable sitting room with large feature bay window looking out onto the green. There is an open fire with timber surround and wooden floor.

**Downstairs Guest Toilet 1.4 m x 1.7 m**

Tiled guest toilet with WC & wash hand basin.

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**Kitchen/Dining Room 2.77 m x 3.5 m / 3 m x 4.28 m**

Beautiful stained glass door into the kitchen/dining room which has sliding glass doors out onto the rear, south facing, enclosed garden. This fitted kitchen includes double oven, electric hob, extractor and plenty of storage space. There is a lovely view onto the rear facing garden from here and this room is ideal for entertaining, especially in the summer as you can open the doors onto the garden.



**Stairs to first floor landing**

Bright spacious landing with large airing closet off. There is an easy fold out stairs giving access to the attic above.

**Bathroom 2 m x 2 m**

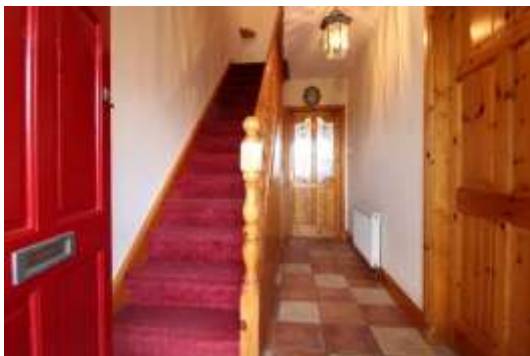
Beautifully finished and fully tiled bathroom suite with WC, wash hand basin, vanity unit, bath and electric shower.

**Bedroom One 2.5 m x 2.68 m**

This large single or small double bedroom looks out onto the countryside to the rear. There is a timber floor.

**Bedroom Two 3.35 m x 3.86 m**

Beautiful double bedroom with plenty of light coming through the large south facing window overlooking the fields.



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**Bedroom Three 3.36 m x 3.45 m**

Spacious ensuite double bedroom with large bay window. Timber floor.

**Ensuite 2.86 m x 0.9 m**

The ensuite is well tiled with WC, wash hand basin & shower.

**Attic**

There is an easy fold down stairs access to the attic which is fully floored. Great storage space as you can easily walk around here. Many houses in this estate have created amazing conversions with similar attic spaces.

**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. Windows are uPVC double glazed throughout.

**Garden 15 m x 8 m**

Fantastic south facing garden, not overlooked. The garden is fully enclosed.

**Directions**

Lady's Cross is located south of the N71 bypass road that skirts around Clonakilty town to the rear of Care Choice Nursing Home. No. 13 is quietly tucked away in the far corner of the estate. Type Eircode P85XY59 into smart phone for exact driving directions.

**Location Map**





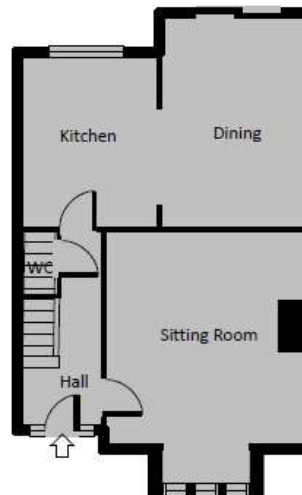
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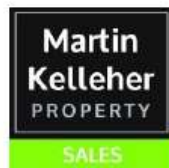
### Ground Floor



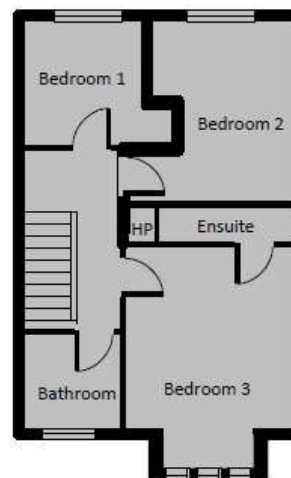
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### First Floor



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