



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – Gullane, Timoleague Road, Clonakilty Co. Cork

- Main Points** - Fabulous family residence located in one of Clonakilty's most well liked locations - Well built, upgraded and maintained
- c. 3120 ft² complimented by a large detached garage
 - Private and wonderful courtyards – 5/6 bedroom residence flexible in layout
 - Upgraded wall and roof insulation, windows and the driveway has recently been resurfaced - 1 mile of Clonakilty town, West Cork Technology Park
 - Cork city 45 minutes

PSR No. 001102

AMV € 385,000

BER C1

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This is a fabulous family residence located in one of Clonakilty's most well liked locations. Well built, upgraded and maintained ever since this residence extends to c. 3120 Sqft and is complimented by a large detached garage. A really nice surprise are the private and wonderful courtyards to the rear. This residence is very flexible in layout and could be used in several different ways to suit any family or Air B & B. The quality is excellent with upgraded wall and roof insulation, windows and the driveway has been resurfaced. The location is excellent being within 1 mile of Clonakilty town, 1 mile to West Cork Technology Park, cork city 45 minutes and many beaches within an easy drive. The rear annex was built to accommodate a bed & breakfast business in approx. 1998 & is accessed from the house or can be accessed independently from the rear of the property.



Accommodation c. 290 m² / 3120 ft²

Entrance Porch 3.3 m x 1.8 m

Very bright porch with extensive glazing. Tiled floor & teak front door.

Entrance Hall

Very welcoming & comfortable entrance hall with space under the stairs for book storage etc.

Guest Toilet & Shower Room 2.1 m x 1.65 m

Spacious with heated towel rail, wash hand basin, vanity mirror & shower.

Sitting Room 5.8 m x 4 m

Excellent sitting room with double aspects east & south allowing plenty of light. Very nicely decorated with carpet & inset multi fuel stove, pitch pine ceiling & wall lighting. Double doors into lounge area.

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Living Room 4.1 m x 3.3 m

Very comfortable room with west facing window onto the private rear courtyard. Solid oak flooring with multi fuel stove & feature brick fire place.

Kitchen/Dining Room 6.1 m x 3.4 m

Very bright with glazed sliding patio door onto the private courtyard at the rear allowing plenty of light. There are beautiful exposed ceiling beams & a recently re tiled porcelain floor tiling. The kitchen has been recently upgraded & is now fitted with a modern, high gloss finished kitchen with stainless steel handles, topped off with a beautiful solid wood work top, integrated oven, large 5 ring gas hob & stainless steel extractor unit.

Utility Room 2.7 m x 3.5 m

Excellent & practical utility room located just off the kitchen. Plenty of fitted storage space & shelve units, sink & ample room for washing, drying, refuse etc.

This rear annex was built to accommodate a bed & breakfast business in approx. 1998 & is accessed from the house or can be accessed independently from the rear of the property.

Dining Room 4.55 m / 5.4 m

This room has high headroom to a high 10ft vaulted ceiling. Beautiful features including timber panel wall to dado level, a corner brick fireplace setting with electric fire insert & pitch pine ceiling.

Rear Hall

With a glazed door onto the private courtyard.

Bedroom Five 5.5 m x 3.3 m ensuite

Large double/twin bedroom incorporating an ensuite with shower, WC & wash hand basin. The room has timber flooring.

Bedroom Six 5.5 m x 3.3 m ensuite

Large double/twin bedroom incorporating an ensuite with shower, WC & wash hand basin. The room has timber flooring.

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This rear section which can be used as another bedroom ensuite or can be used as a sitting room for the apartment beyond.

The sitting room area incorporates a large airing closet with timber floor & window onto the courtyard. There is 10ft high ceiling throughout this section giving a great feeling of space. This sitting room inter communicates with the kitchen/dining area which has a beautiful double aspect south & west allowing for excellent light. Double doors leading onto the private courtyard.

This following section is located over the main original residence

Carpeted stairs to first floor landing

Carpeted landing with plenty of fitted storage space.

Bedroom One 5.7 m x 4.7 m ensuite

Main bedroom ensuite with excellent views east. Carpeted floor & plenty of fitted storage space with attractive teak doors in the dressing area.

Ensuite 1.7 m x 3.6 m

With plenty of fitted storage space, tiled floor & roof window. Shower, wash hand basin & WC.

Bedroom Two 2.6 m x 3.1 m

Single bedroom with plenty of fitted storage space, carpeted & roof window.

Family Bathroom 2.1 m x 2.3 m

With WC, wash hand basin & bath.

Bedroom Three 4 m x 3.3 m

Large double bedroom with fitted wardrobe space & plenty of light from the arched west facing window.

Rear Garage

This is divided into two main sections with a front garage & rear utility area. The rear utility area is 3.75 m x 4.3 m & the garage area is 4.3 m x 4.9 m. With two different access points, a pedestrian door to the rear and double door to the front. There is excellent storage & shelved out space & storage space to the rear with lighting & power fitted.

There is a boiler house to the rear of the main dwelling house.

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Services

All main services are connected including water, sewer, electricity and telephone services. Broadband is available. Heating is by means of oil fired central heating and there are multi fuel stoves fitted. Windows are mainly double glazed with some triple glazed.

Outside

The property is accessed via a pillared entrance into a large newly surfaced drive way with plenty of space to the front & side of the house. To the rear of the property is a beautiful fully enclosed courtyard with ornate stone work & patio surrounding. To the rear of this there is an open, split level patio with a beautiful west facing aspect. Leading from this to the rear of the garage there is a very private, open courtyard.

The area to the rear of the garage is approx. 6 m x 9 m

The west facing, split level is approx. 5 m x 17 m

The internal courtyard is approx. 8 m x 7 m

Directions

Driving from Clonakilty heading east towards Cork on the N71 road, approx. 0.5 km from the (Supervalu) roundabout turn right onto the R600 Kinsale road. Proceed for approx. 400 metres and the house is on the right side as per the map.

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Location Map



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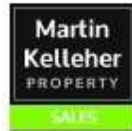




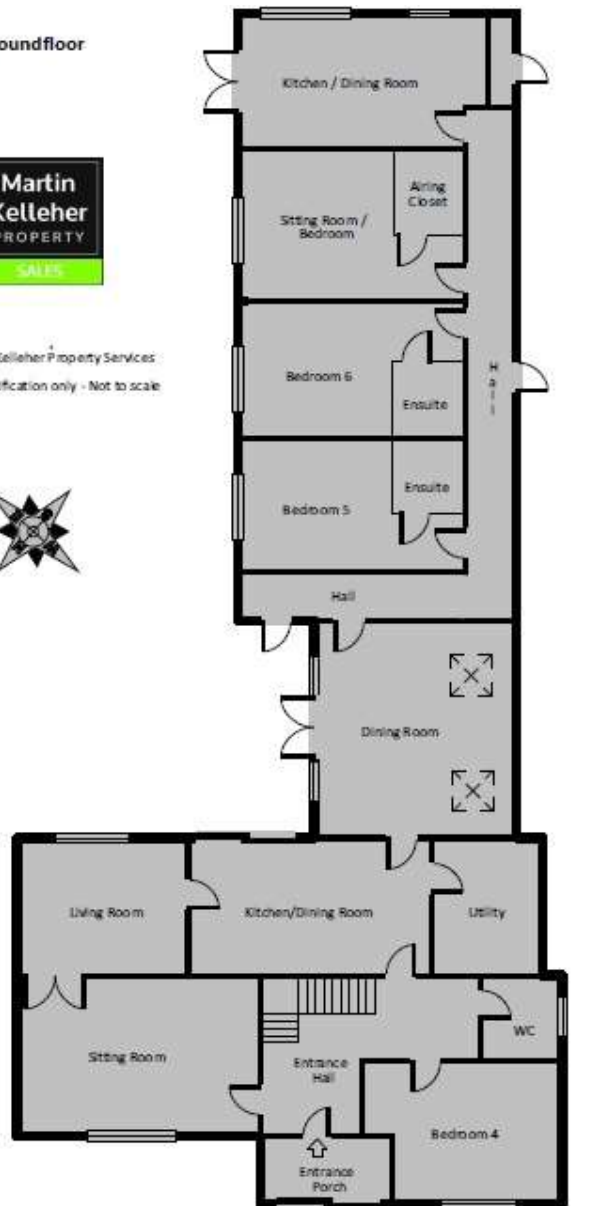
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Groundfloor



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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.

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