



Martin Kelleher
PROPERTY

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



For Sale – Ballyvackey Cottage, Clonakilty P85NX99

- Main Points: - 1.14 acres plot of ground with liveable cottage
– 2.5 miles from Clonakilty Town & quiet country setting
- Cottage extends to c 775 ft² & includes outbuildings
– Suitable for renovation/extension project
– Private water – Telephone & electricity services adjacent
- The property is being sold as is

PSR No. 001102

AMV € 159,000

BER Pending

A: Faxbridge Roundabout, Clonakilty, West Cork
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This is a rare opportunity to purchase a substantial plot of ground with liveable cottage so close to Clonakilty town only 2.5 miles away. Ballyvackey cottage sits on a fabulous plot of 1.14 acres and has the benefit of a lovely country setting even so close to town amenities. The cottage itself extends to c. 775 ft² and has modern wiring, mains water, septic tank and mains telephone adjacent. Internally the house is bright and has great 9ft ceiling headroom and old world features including cast iron fireplaces in most rooms. There are a selection of outbuildings coming with the property. This would ideally suit those looking for a renovation/extension project. Considering the large plot size & location this property could have potential for a new dwelling or dwellings but interested parties would have to make their own enquiries as to the chance of getting planning permission.

The property is being sold as is.



Accommodation – c. 72 m² / 775 ft²

Entrance Hall 5 m x 1 m

Living Room 4.4 m x 3.3 m

Bright with double aspects north and east. Open fire with old cast iron fireplace. Fitted closet space.

Kitchen / Dining Room 3.4 m x 3.6 m

Spacious room with antique style stove. Fitted presses and sink.

Back Hall / Utility 1.7 m x 2.6 m

Storage space.

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Bathroom 1.85 m x 1.8 m

Spacious bathroom with wash hand basin, bath and WC.

Bedroom One 3.2 m x 2.4 m

Spacious single bedroom.

Bedroom Two 3.2 m x 2.4 m

Double bedroom with open fire and cast iron fireplace.

Bedroom Three 4.4 m x 2.8 m

Double bedroom with dual aspect south and east. Timber floor and open fire with cast iron fireplace.

Sheds and outhouses

There are a collection of sheds and outbuildings one of which is lockable and is dry. There is also an externally accessed WC.

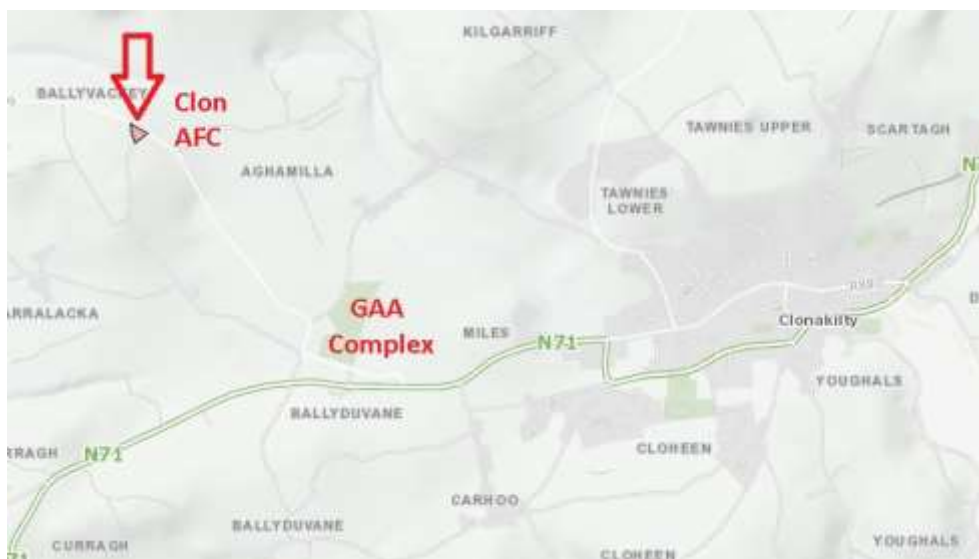
Services

Telephone & electricity services adjacent. Private water well. Drainage via septic tank.

Directions

Type Eircode P85 NX99 into smart phone for exact driving directions. Leaving Clonakilty, heading west, on the main N71 Rosscarbery road. Turn right for Dunmanway passing the new GAA complex. The cottage is 1 mile after this opposite the Clonakilty AFC grounds.

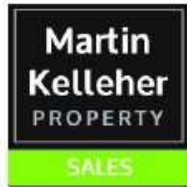
Location Map



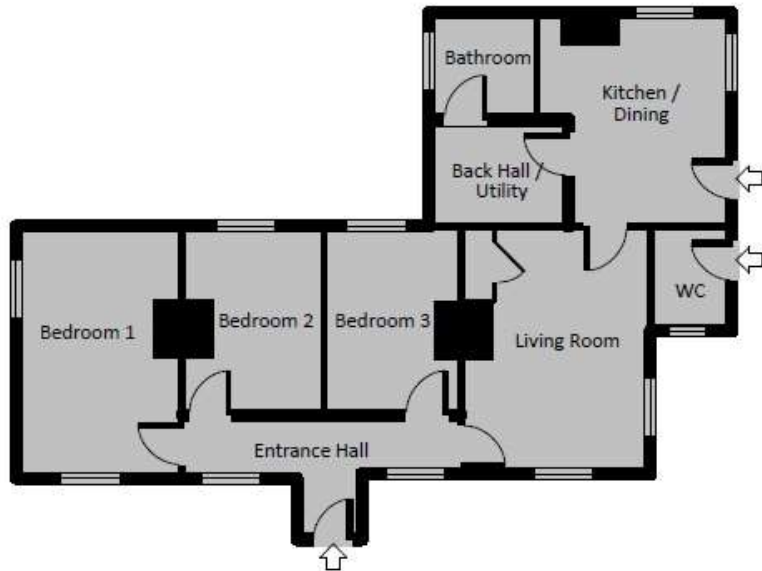


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For identification only - Not to scale



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