



Martin Kelleher
PROPERTY

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



For Sale – 38 Assumption Place, Clonakilty P85FF84

- Spacious townhouse situated a short walk from Clonakilty's main street
 - Quiet, mature residential area
- 3 bedroom, 755 ft² elevated house which benefits from great natural light -
Side access to the large rear yard
- Raised rear garden which fronts directly on to the road at rear giving rear access possibilities

PSR No. 001102

Guide Price € 180,000

BER E1

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Deceptively spacious and charming townhouse situated just a stone throw from Clonakilty's main street and all of the town centre amenities a short walk away. This property ticks the boxes for any first time buyer, investor or someone looking to trade down to a low maintenance property. Assumption Place is a sought after, quiet, mature residential area close to the centre of Clonakilty town. Due to its elevated position the house benefits from great light. There is a side access to the large rear yard and garden which fronts directly on to the road to the rear giving rear access possibilities.

Accommodation, 755 ft², incl. entrance hall, sitting room, kitchen, toilet, 3 bedrooms and shower room.



Accommodation c. 70 m²/ 755 ft²

Entrance Hall

Sitting room 4.5m x 3.6m

Bright and spacious with excellent south facing views over the town centre. Stone fronted fireplace and fitted cupboards. Light fixture.

Kitchen 5m x 1.8m

Galley style kitchen with door to rear yard. Fitted units and includes cooker, washing machine and fridge. Recessed ceiling spotlights.

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Guest Toilet

Downstairs toilet with WC and wash hand basin.

New carpeted stairs up to first floor landing with airing closet.

Bedroom One 3m x 3.2m

Double bedroom with view on to the rear garden.

Bedroom Two 3.2m x 2.4m

Single/small double bedroom with view onto rear garden

Bedroom Three 3.2m x 2.2m

Double bedroom with wonderful south facing views over Clonakilty town centre.

Shower room 3.2m x 2m

Large shower room with WC, wash hand basin and electric shower.



Outside

The property is approached by steps up past the front garden. There is a side entrance/alley to the rear yard. There are steps up to the rear garden which has frontage onto the upper road.

Shed 2m x 2m

Open plan storage space.

Services

All main services are connected including water, sewerage, electricity and telephone. Heating is by means of oil fired central heating.

Directions

Type Eircode P85FF84 into smart phone for exact driving directions. Leaving Clonakilty town centre passing the AIB take the right turning after The Flower Basket (and before Centra). Take the 3rd turning to the left and the house is on the right side.

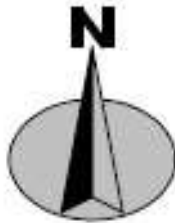


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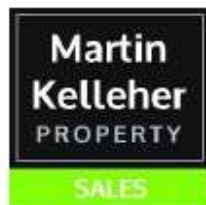
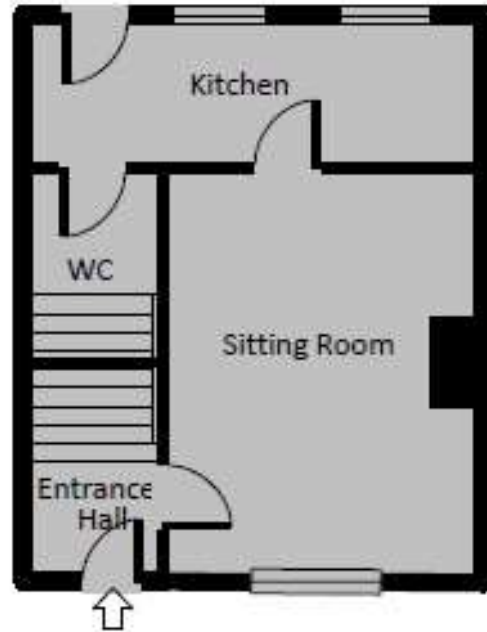
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For identification only - Not to scale



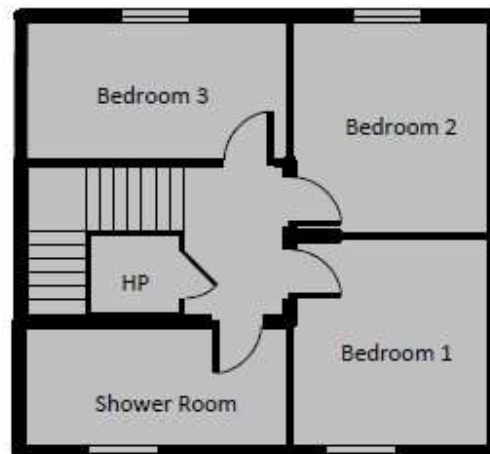
Ground Floor



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First Floor



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Location Map



Important Notice/Disclaimer

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