



Property Sales, Valuations,  
Lettings & Property Management

PSR No. 001102



## For Sale – Type J, An Sruthan Beag, Clogheen, Clonakilty

**Main Points:** Situated where the town meets country “An Struthan Beag” is the ideal residential location, just 1 mile from Clonakilty town centre.

**Perfect for families first time buyers or for people “rightsizing”.**

**It is an exceptional development of new A-rated energy efficient homes.**

**AMV € 308,000**

**BER A3**

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



- Concrete-built homes with 10 year Homebond structural Guarantee
- High-quality features and finishes incl. large contemporary kitchens, bright living spaces and generous-sized bathrooms.
- Under floor heating with economical air to water heat pump
- Ventilation system fitted within the house ensuring regular fresh air
- Extensive quality finishes includes kitchen appliances, fitted kitchen, tiling, bathrooms complete, flooring, painting, remote control electric fireplace and even bathroom mirrors
- External features including cobble lock drive, limestone patio to rear, base fitted for shed (with power supply), painting externally
- Fully floored attic, easy to walk around in and fold down attic stairs access
- Spacious landscaped green spaces
- Registered for the "Help to Buy Scheme" for qualifying buyers
- Within an 8 minute drive is the beach at Inchydoney, West Cork Technology Park, Long Strand and the walks at Castlefreke



**Accommodation c. 106 m<sup>2</sup>/ 1146 ft<sup>2</sup>**

With everything you would want in a modern 3-bedroom home, house Type J extends to c. 1146 SqFt. Underfloor heating and mechanical ventilation will ensure great economy and comfort. Flooring, tiling, painting, kitchens, appliances are complete and a fully floored attic gives this A rated home great practicality.

Externally is as impressive with cobble lock drive, limestone patio to rear and a base fitted for shed (with power supply).



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### Directions

Type Eircode P85 PV04 into smart phone for exact driving directions.

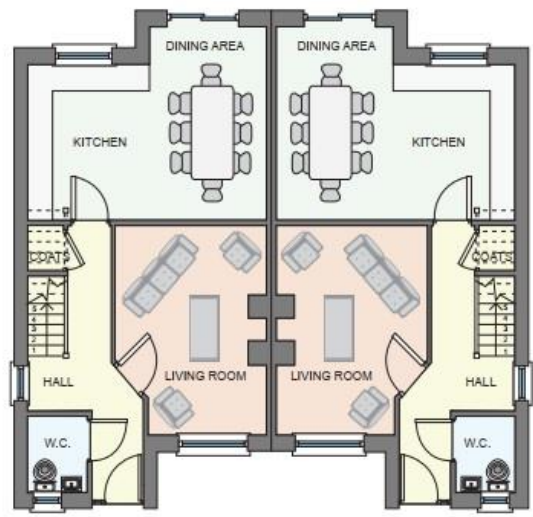
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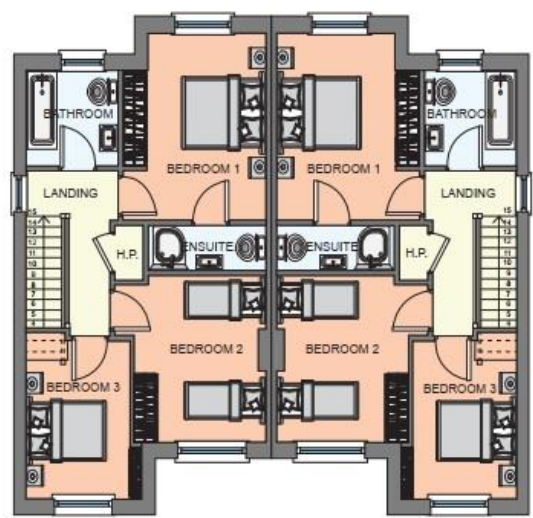
ipavi

daft.ie

MyHome.ie



Ground Floor



First Floor

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