



For Sale – Templebryan South, Clonakilty P85 ED00

Main Points:

- Spacious, bright detached dwelling C. 2357 ft²
- 2 miles from Clonakilty town, 1 mile from West Cork Technology Park & N71
- Enclosed garden on over a third of an acre of land
- Accom. downstairs includes 2 bedrooms, bathroom, reception room, large kitchen/dining room, sunroom, utility room and WC, upstairs includes 3 large double bedrooms, one with ensuite, shower room and storage room

Offers Over € 360,000

BER B3

Martin Kelleher Property Services are delighted to be instructed to sell this beautifully presented dwelling of 2357 ft². The property is in a residential enclave of Shannonvale village less than 2 miles from the award winning Clonakilty town, 1 mile from West Cork Technology Park and the main N71 Cork road. This bright, spacious house allows great flexibility and could be reconfigured to suit the needs of any astute purchaser. Built 1999 and upgraded over the years including insulation retrofit in the walls, attic and fitted solar panels. The fully enclosed plot of land extends to c. 0.4 acres with loads of space for kids and has a gated entrance.



Accommodation 219 m²/2357ft²

Entrance Hall

Bright and welcoming entrance hall, very spacious with under stairs storage.

Sitting Room 3.8 m x 4.9 m

Large, bright room with timber floor. Beautiful marble feature fireplace and stunning tiled insert.

Kitchen/Dining Room 5.9 m x 3.8 m

Impressive light filled double aspect room with views out to the garden. Wonderful dining space. Beautifully fitted kitchen with excellent storage. Tiled floor.

Sunroom/lounge 3.9 m x 4.6 m

Lovely light filled room with double aspect windows and views to the front garden.



Utility Room 2.1 m x 2.7 m

Spacious and functional utility room. Plumbed for washing & drying machines with door to the back garden.

Guest WC 1.15 m x 1.6 m

WC and wash hand basin

Bathroom 1.8 m x 2.6 m

Tiled bathroom with bath, WC and wash hand basin

Bedroom Four 3.2 m x 2.6 m

Downstairs bedroom with views to the back garden. Would also be ideal as a quiet and peaceful office or study room.

Bedroom Five 4.0 m x 4.6 m

Bright, sizeable double bedroom with large bay window, great fitted wardrobes and a walk in closet.



Carpeted stairs to first floor landing

Bedroom One (Main Bedroom Ensuite) 4 m x 6.5 m

Large, spacious double bedroom with ensuite.

Ensuite 2.2 m x 2.0 m

WC, wash hand basin, tiled floor and separate shower.

Shower Room 2.4 m x 2.0 m

WC, wash hand basin, tiled floor and separate shower.

Storage Room 2.0 m x 2.0 m

Bright and functional storage room

Bedroom Two 3.5 m x 5.5 m

Beautiful large double bedroom.

Bedroom Three 3.7 m x 4.6 m

Spacious double bedroom.





**Property Sales, Valuations,
Lettings & Property Management**

PSR No. 001102

Services

The property is connected to all main services including water, electricity and main sewerage. Heating is by means of oil-fired central heating and there is an efficient solid fuel stove. Solar panels. uPVC double glazed throughout.

Outside

The property has an enclosed garden. Double gates give access to large parking areas to the front and back of the property. The driveway encircles the house.

Directions

Type P85ED00 into google maps. Driving from Clonakilty, head north into Shannonvale. Just before the village head right into the Cul De Sac. From Shannonvale Pub leaving with it on the right hand side drive up the hill towards Clonakilty. After c. 260 m there is a left turn into a small enclave of 3 houses. The property is first house on the right.

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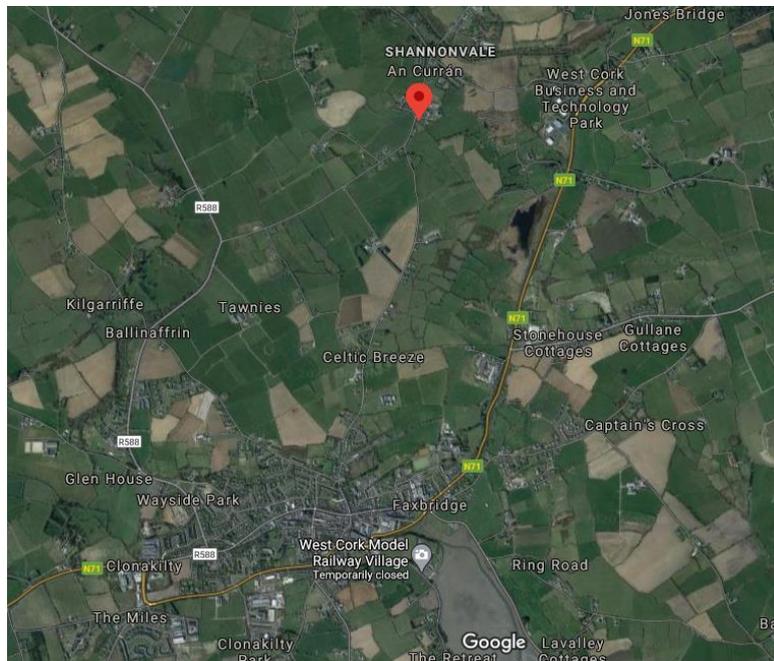
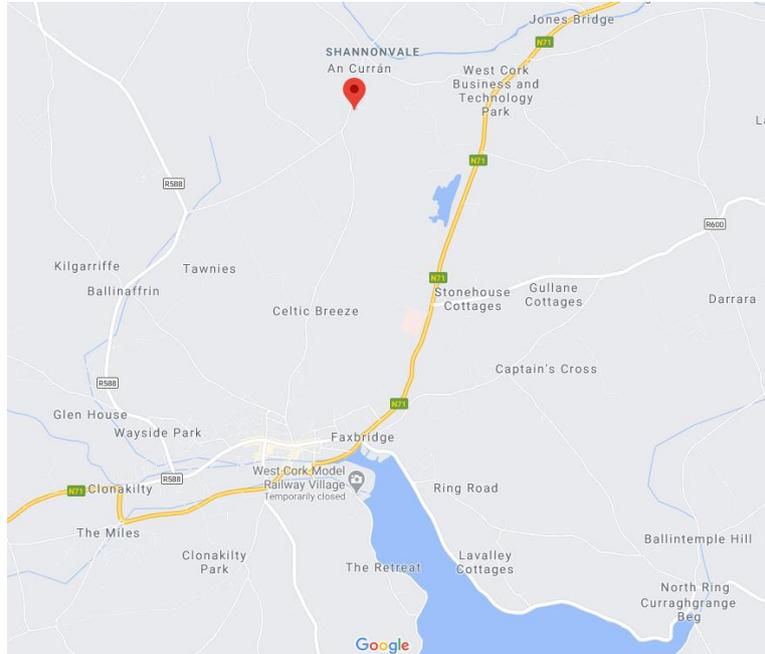


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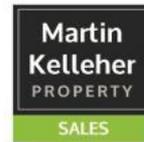
Location Map



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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