



Martin Kelleher
PROPERTY

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



For Sale – 37 McCurtain Hill, Clonakilty, Co. Cork

Main Points: - Substantial townhouse with great potential –
Enclosed 90 foot rear garden – superb & convenient central location –
Extending to over 1000 ft² accommodation includes entrance hall, sitting
room, lounge, kitchen & bathroom on ground floor and 3 bedrooms on first
floor – Fixed staircase to very useful storage area attic –

PSR No. 001102

Guide Price € 128,000



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This substantial townhouse has character a plenty and a fantastic 90 foot garden offering great scope. The location is superb on McCurtain Hill which is a popular place to live owing to the sheer convenience of location whilst not suffering from any of the usual street noise that you may normally find in such a central setting. Extending to over 1000 ft² this 3 bed residence also offers a fixed staircase up the useful storage area attic. Whilst this property is currently lived in it could well do with upgrading and a refurbishment to bring it up to today's modern living standards.



Accommodation c. 94 m² / 1009 ft²

Entrance Hall 1.93 m x 7.6 m

Lovely wide entrance hall, very spacious. With under stairs storage area, carpeted, with carpeted stairs to first floor.

Sitting Room 3.5 m x 4.5 m

Large sitting room with carpeted floor, open fire place and large window to main street.

Lounge 3.5 m x 3.1 m + 1.27 m x 0.8 m

Carpeted floor with large window facing east overlooking the garden.

Kitchen 2.3 m x 3.2 m

Very bright kitchen with window facing east to the rear garden and glazed door onto the rear patio. Lino floor covering, fitted units, gas cooker, washing machine, fridge & sink.

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Bathroom 1.46 m x 3.2 m

With bath & shower, incorporating the hot press, carpeted floor. Door to separate WC.

WC 1 m x 1.9 m

WC & wash hand basin.

Carpeted stairs to first floor landing



Bedroom One 3 m x 2.85 m

Double bedroom with window facing east, carpeted.

Bedroom Two 2.82 m x 4.5 m

Double bedroom with large window facing west, carpeted.

Bedroom Three 2.7 m x 3.57 m + 1 m x 1 m

Double bedroom with large window facing west, carpeted.

From the landing there is a staircase leading to the attic

Services

The property is connected to all the main services incl. water, sewerage & electricity services. Heating is by means of oil fired central heating. Windows are a timber single glazed throughout.

Outside

Steps down to large rear garden, fully enclosed with small timber shed 6 ft x 8 ft.

Directions

Type Eircode P85 AV29 into smart phone for exact driving directions.

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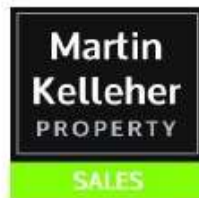
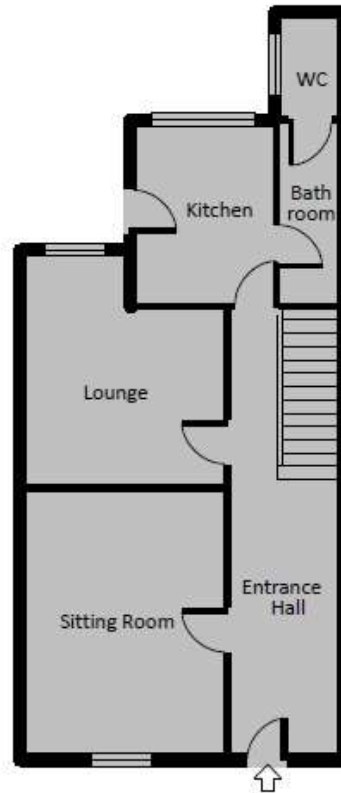
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Ground Floor



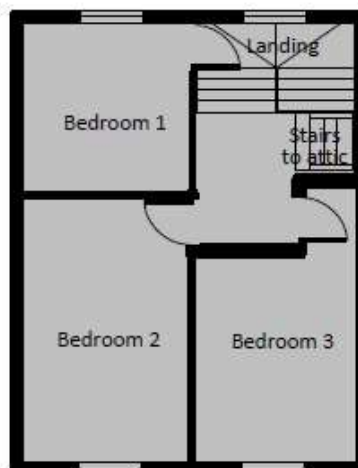
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First Floor



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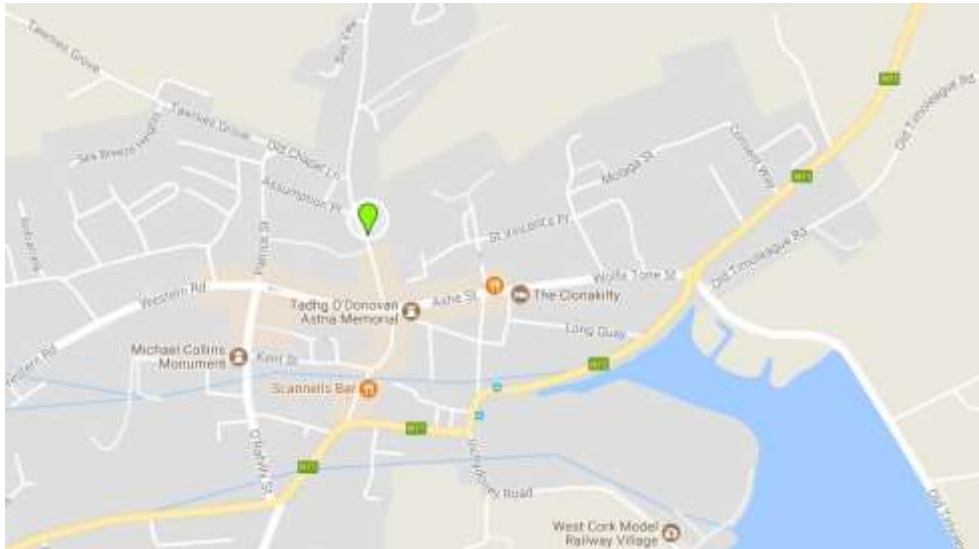
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Location Map



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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