



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
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For Sale – 80 Lady's Cross, Clonakilty Co. Cork P85 EE35

Main Points: - 4 bedroom 1334 ft² detached property in one of Clonakilty's best residential locations in safe Cul de Sac – South facing, enclosed, private rear garden – Bright spacious accommodation ideal for a growing family – Directly opposite the large green area – Fully floored and easily accessed attic c. 500 ft² - 1 mile from Clonakilty town centre and easy walking to Dunnes Stores and Quality Hotel & Leisure Centre

PSR No. 001102

Offers over € 335,000

BER C2

A: Faxbridge Roundabout, Clonakilty, West Cork
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Martin Kelleher Property Services are delighted to present for sale this attractive 4 bedroom detached property in one of Clonakilty's best residential locations.

It is rare that a detached family home comes up for sale in the popular and convenient Lady's Cross estate.

No. 80 is a well built and finished 4 bedroom home with a large south facing enclosed, private rear garden. The bright spacious living accommodation is ideal for a growing family and there is very little to do inside as it has been very well kept.

This property also benefits from an excellent position on a safe no through Cul de sac road directly opposite the large green area which is very popular with children. Another feature is the easily accessed and floored attic of c. 500 ft².

The Lady's Cross is located just 1 mile from Clonakilty town centre and within easy walking distance of Dunnes Stores and the superb Quality Hotel and Leisure Centre.



Accommodation c. 124 m²/ 1334 ft²

Entrance Hall

New uPVC security door into entrance hall. Fantastic floor tiling and welcoming, wide entrance hall. Useful, large under stairs storage area.

Guest Toilet 0.9 m x 1.8 m

WC, wash hand basin, window, floor tiled.

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Sitting Room 4.2 m x 5.35 m

Superb, large sitting room, ideal for families and entertaining. Bright with large window facing onto green, timber floor, feature fire place.

Kitchen/Dining 4.9 m x 4.6 m

Large kitchen/dining room with excellent light from the dual aspect south and east windows, sliding patio doors onto the timber decking area ideal for sitting out on a nice day, floor tiled, fully fitted kitchen with excellent storage space incorporating double oven, gas hob, dishwasher, fridge freezer, extractor.

Utility Room 1.7 m x 2.4 m

With door to rear garden. Further fitted storage space here, plumbed for washing and drying.



Carpeted Stairs to first floor landing with large airing press and easy access to the fully floored attic above via a pull down ladder

Bedroom One 2.6 m x 2.6 m

Large single bedroom with excellent view south overlooking the fields, timber floor, fitted wardrobe.

Bedroom Two 3.7 m x 3.7 m

Main double bedroom ensuite with large south facing window overlooking the fields to the rear, large fitted wardrobe with mirrored sliding doors.

Ensuite 1.9 m x 1.1 m

Large ensuite with WC, wash hand basin and shower.

Bedroom Three 2.9 m x 2.9 m

Double bedroom with large window overlooking the green, timber floor.

Bedroom Four 3.4 m x 3.3 m

Double bedroom with large window overlooking the green, timber floor.

Bathroom 1.7 m x 3 m

Tiled bathroom with bath, shower, wash hand basin and WC.



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Services

The property is connected to all the main services incl. water, sewerage, telephone and electricity services. Heating is by means of oil fired central heating. There is an excellent C2 energy rating. All windows and doors are uPVC double glazed throughout. The property is wired for burglar alarm.



Directions

Type Eircode P85 EE35 into smart phone for exact driving directions.

Location Map



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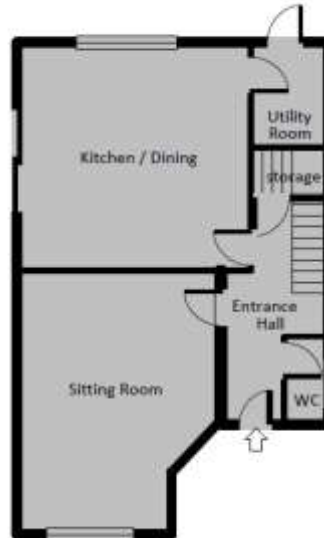
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For identification only - Not to scale



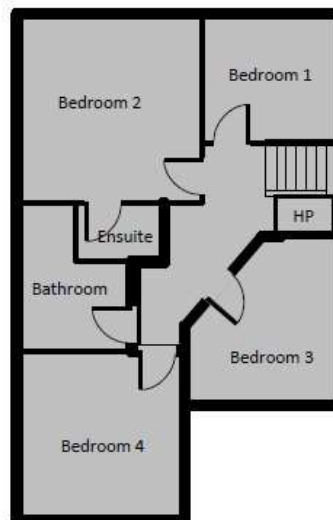
Ground Floor



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First Floor



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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