



Martin Kelleher
PROPERTY

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



For Sale – 2 The Pines, The Miles, Clonakilty Co. Cork

Main Points: Luxurious detached family residence - c. 1905 ft² - 4 double bedrooms (2 ensuite), 2 reception rooms, great storage space - Enclosed rear garden - BER rating of B3 - Zoned oil fired heating - 9 ft high ceilings, recessed ceiling spotlighting, chrome sockets and switches, oak doors, architraves, range master gas cooker, slide robes and polished porcelain floor tiles. Within easy striking distance of Clonakilty town, the Miles estate is fully finished and features several large green areas, ideal for kids.

PSR No. 001102

Guide Price € 345,000



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Luxurious detached family residence with a stunning interior that is sure to impress. Extending to c. 1905 ft² of cleverly designed space this wonderful house has 4 bedrooms (2 ensuite), 2 reception rooms, great storage space and a spacious feature kitchen with lounge. There is an enclosed rear garden that is safe and ideal for sitting out. The BER rating of B3 confirms this is a highly insulated, energy efficient house and heating is zoned oil fired with 2 open fireplaces. Features include 9 ft high ceilings, recessed ceiling spotlighting, chrome sockets and switches, oak doors, architraves, 5 ring range master gas cooker, slide robes and polished porcelain floor tiles. Within easy striking distance of Clonakilty town, the Miles estate is fully finished and features several large green areas, ideal for kids.



Accommodation c. 177m²/ 1905ft²

Entrance Hall 1.5 m x 3.8 m

Large security door to a fine entrance hall with polished porcelain tiles, recessed ceiling spotlighting.

Office / Playroom 3.9 m x 2.75 m

Great office / bedroom with solid timber floor, recessed ceiling spotlighting.

Sitting Room 4.73 m x 4.3 m

Great light from the two south facing windows and another east facing one. Cosy room with an open fire, solid timber floor, recessed spotlighting and glazed oak doors.

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Guest Toilet 1.2 m x 1.5 m

Toilet, fully tiled with WC, wash hand basin and extractor.

Kitchen / Lounge 9.9 m x 4 m

Fine kitchen and one of the house's best features. Polished porcelain floor tiles, recessed spotlighting, plenty of light from the full length glazed doors. Fitted kitchen with integrated appliances incl. large range master cooker, turbo extractor, dishwasher, American style fridge freezer.

Steps down to lounge area.

Lovely bright area with glazed French doors out to the garden. Open fire in this room with recessed ceiling spotlighting and a banister divider to the kitchen.



Store Room 3 m x 1 m

Storage room off the lounge which is especially ideal for kits toys etc.

Utility Room 2.6 m x 1.5 m

With door out to the side. Plenty of storage from the fitted units, also sink. Plumbed for washing & drying.

Carpeted stairs to first floor landing

With recessed ceiling spotlighting, pull down attic stairs to access the attic which is floored and shelved for storage. Also large hot press off the landing.

Bedroom One 3.1 m x 3 m

Large single or small double bedroom.

Bathroom 2.1 m x 3 m

Fully tiled with bath, WC, wash hand basin, shower (from cylinder) and extractor

Bedroom Two 4 m x 3.6 m

Large double/twin bedroom with a wooden floor and slide robe doors to the wardrobe area.

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Bedroom Three 4 m x 3.3 m

Gorgeous ensuite double bedroom with great light. Carpeted and with wardrobe area off.

Ensuite

The ensuite is fully tiled with WC, wash hand basin and electric shower.



Bedroom Four 4.76 m x 4.3

Fine double bedroom ensuite with excellent light from the large feature south facing window. There is fine headroom which gives a very airy feel to the room. There are slide robe doors to the wardrobe areas and there is a further large walk in wardrobe off this room also. Lovely glass chandeliers and curtains finish off this excellent bedroom.

Ensuite

Large, fully tiled ensuite with WC, wash hand basin, electric shower and heated towel rail.

Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil fired central heating with thermostatic radiator valves and a digital heating programmer. There is an excellent B3 energy rating. All windows & doors are energy efficient uPVC double glazed throughout. Rapid broadband in situ.

Outside

There is off street private parking in front of the house. There are side gates leading around to the back garden. Here there is a patio area and a raised garden that gets the evening sun.

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Directions

Type Eircode P85 V611 into smart phone for exact driving directions.

Coming from Rosscarbery on the N71 take the 2nd exit (SP Cork) at the roundabout and drive approx. 100 metres, take the first turning right and right again heading east. The Miles estate is approx. 100 metres on the left side.

Location Map



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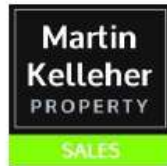
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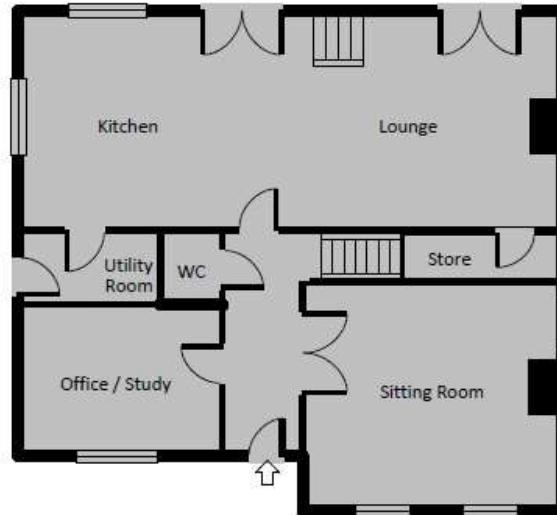
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Ground Floor



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For identification only - Not to scale



First Floor



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For identification only - Not to scale



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