



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations and BER's



## For Sale – 5 Ladies View, The Miles, Clonakilty, Co. Cork

**Main Points:** - friendly estate with large green areas - countryside views & enclosed rear garden - just 5 minutes drive to Inchydoney beach. – Extending to c. 950 Sqft - accom. incl. kitchen/dining room, sitting room, guest toilet, 3 bedrooms, main bedroom, ensuite & bathroom - easy to heat with economical zoned heating system – incl. 2 private car spaces to the front and timber shed to the rear

PSR No. 001102

**Guide Price € 220,000**

**BER C2**

A: Faxbridge Roundabout, Clonakilty, West Cork  
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This modern elevated residence is located just a few minutes from Clonakilty town in this fully finished estate. The Miles enjoys large green areas and a wonderful countryside location and just 5 minutes drive to Irelands No. 1 beach, Inchydoney. Not overlooked from the rear, this house has an enclosed garden with a side access. Extending to c. 950 Sqft with lovely layout of a kitchen/dining room, sitting room, guest toilet, 3 bedrooms, main bedroom ensuite and bathroom. Locally these homes are well known for their comfort qualities, being easy to heat with an economical zoned heating system. This property also comes with 2 private car spaces and a timber shed to the rear. Clonakilty is a multi award winning coastal town situated less than 1 hours drive from Cork city and within a few minutes drive of several world class Blue Flag beaches. It is a great place to relocate to with its wide choice of sporting amenities, societies, clubs, shops, pubs and restaurants.



**Accommodation c. 89 m<sup>2</sup>/ 950 ft<sup>2</sup>**

**Entrance Hall 2 m x 4.95 m**

Entrance hall with superb ceiling height of 9ft throughout and recessed spotlighting. Oak timber floor and a useful under stairs storage area. Double socket, radiator, 4 spotlights.

**Sitting Room 3.15 m x 4.95 m**

Enter from the hall or the double doors can open out into the dining area, ideal for entertaining. Spacious sitting room with oak timber floor and open fireplace. 9 ft. ceiling, 4 double sockets, phone/internet point, centre light.

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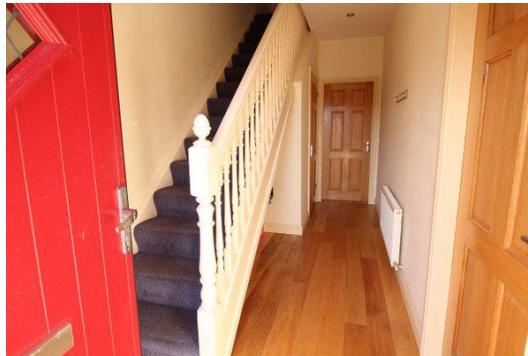


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**Kitchen/Dining Room 5.2 m x 3.45 m**

Spacious room with large window and double French doors opening out onto the rear garden. Tiled floor, high ceilings and recessed spotlighting. Well-presented and includes oven, hob, extractor, fridge freezer. 7 double sockets, 8 ceiling spotlights, and radiator.



**Guest Toilet 0.9 m x 1.53 m**

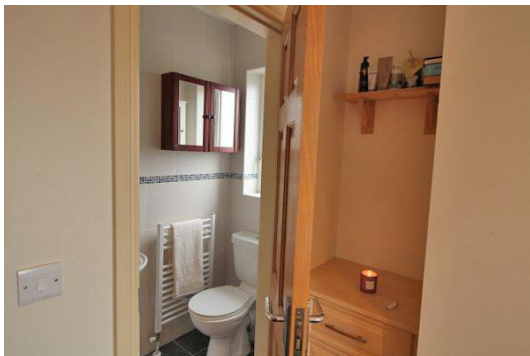
Fully tiled guest toilet with WC, wash hand basin and radiator.

**Carpeted stairs to the first floor landing which is also carpeted.**

Recessed Ceiling spotlighting and airing closet.

**Bedroom One 2.36 m x 2.75 m**

Single bedroom facing out over the fields. 2 double sockets, centre light, curtain pole and radiator.



**Bedroom Two 2.82 m / 3.14 m x 3.85 m**

Bright double bedroom facing out over the fields. Carpeted.  
3 double sockets, TV point, centre light.

**Bedroom Three 3.15 m x 3.53 m**

Gorgeous Main double bedroom ensuite with carpeted floor and excellent, recessed, fitted wardrobes. 3 double sockets, TV point, curtain pole, centre ceiling light and radiator.

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**Ensuite 2.4 m x 0.9 m**

Fully tiled ensuite with the benefit of an opening window (not always present in ensuites). Heated towel radiator, shower enclosure with electric shower, WC and wash hand basin.

**Bathroom 2 m x 2.35 m**

Fully tiled bathroom with bath, W.C., wash hand basin and shower.



**Services**

All main services are connected including water, sewage, electricity and telephone services. Heating is via an oil fired zoned central heating system with thermostats. Windows and doors are uPVC double glazed throughout. Open fire in the sitting room.

**Outside**

Enclosed rear garden, 6.5m x 9m, and 2 private car spaces to the front. The house is near the large green area.

**Directions**

Type Eircode P85 H270 into smart phone for exact driving directions.

**Location Map**



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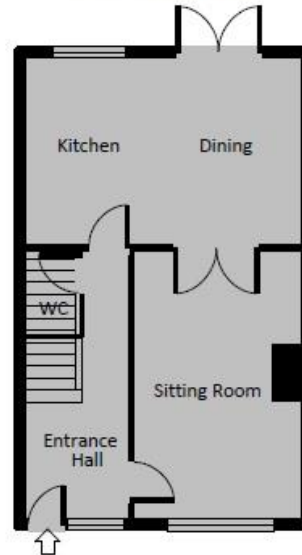
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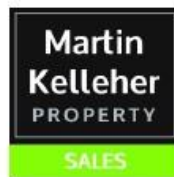
### Ground Floor



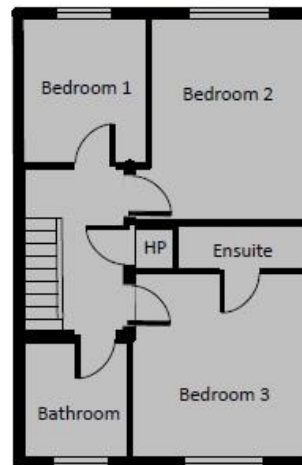
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For identification only - Not to scale



### First Floor



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For identification only - Not to scale



#### Important Notice/Disclaimer

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