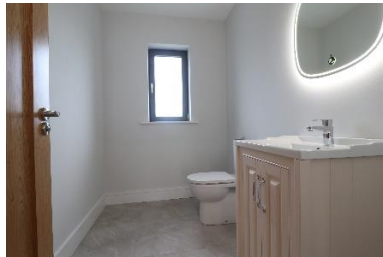
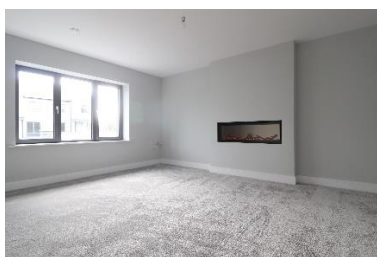




Property Sales, Valuations,
Lettings & Property Management
PSR No. 001102



For Sale – No.3, An Sruthán Beag, Clogheen, Clonakilty

Main Points: Situated where the town meets country “An Struthán Beag” is the ideal residential location, just 1 mile from Clonakilty town centre. It is an exceptional development of new A-rated energy efficient homes.

AMV € 500,000

BER A2

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



Situated where the town meets country, An Sruthán Beag is the ideal residential location, just 1 mile from Clonakilty town centre and a short drive to Inchydoney and surrounding beaches.

No. 3 is a beautiful home c. 2223 Sqft with everything you would want in a modern 4/5-bedroom detached house. There is a potential fifth bedroom downstairs which could also be used as an office/study. A clever layout with plenty storage space, underfloor heating and mechanical ventilation will ensure great economy and comfort. Flooring, tiling, painting, kitchens, appliances are complete and a fully floored attic gives this fantastic "A" rated home great practicality. Externally is as impressive with attractive stonework, limestone patio to rear and a base fitted for shed (with power supply).



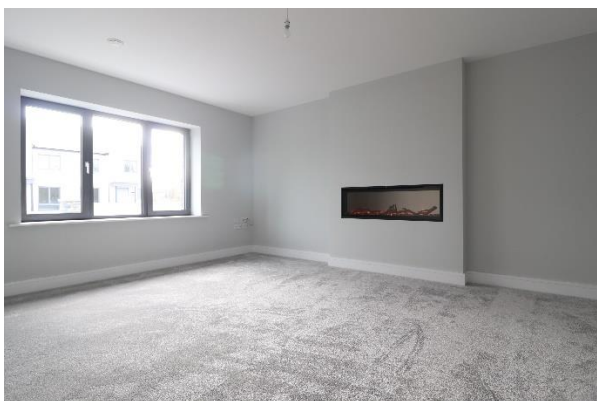
Accommodation c. 207 m²/ c. 2223 Sqft

- 10 year Homebond structural Guarantee
- Under floor heating with economical air to water heat pump
- Ventilation system fitted within the house ensuring regular fresh air
- Extensive quality finish includes kitchen appliances, fitted kitchen, tiling, bathrooms complete, flooring, painting, remote control electric fireplace and even bathroom mirrors
- External features including, limestone patio to rear, base fitted for shed (with power supply), painting externally
- Fully floored attic, easy to walk around in and fold down attic stairs access
- Spacious landscaped green spaces
- Within an 8 minute drive is the beach at Inchydoney, West Cork Technology Park, Long Strand and the walks at Castlefleke



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Directions

Type Eircode P85 PV04 into smart phone for exact driving directions.

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GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 2254 sq.ft. (209.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.
Made with Blueprints 3.0(2)

Important Notice/Disclaimer

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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.