

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 2 The Terrace, North Ring, Clonakilty, Co. Cork P85 TW62

- Main Points:** - Townhouse conveniently situated in the charming Ring village  
- 3 bedroom property in need of an upgrade with exceptional potential  
- 764ft<sup>2</sup> and includes entrance hall, sitting room, kitchen, shower room and back porch, upstairs 3 bedrooms  
– Enclosed south facing rear yard with outhouses  
– The beautiful town of Clonakilty, Inchydoney & Sheeps Cove beach just a short drive away

**Offers Over € 168,000**



Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 68453



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Institute of Professional  
Auctioneers & Valuers

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Conveniently situated townhouse in the charming village of Ring, situated just a short drive from the multi-award winning welcoming seaside town of Clonakilty and its fantastic amenities at the heart of West Cork.

This sale will spark the interest of those who have the vision, energy and budget to enhance this property into an idyllic townhouse. This 3 bedroom property has exceptional potential. The rear enclosed yard is enclosed, south facing and gets sunshine most of the day. The accommodation extends to c. 764 Sqft and includes entrance hall, sitting room, kitchen, shower room downstairs and 3 bedrooms rooms upstairs.

Reasonably priced, this property offers a blank canvas to complete your dream home. It would also be an ideal holiday room or investment property as it is a popular location and would be snapped up in the current rental market.



**Accommodation c. 71 m<sup>2</sup>/ 764ft<sup>2</sup>**

**Entrance Hall 1.8 m x 6 m**

Entrance hall with under stairs storage space.

**Sitting Room 3.3 m x 4.7 m**

Spacious sitting room with open fireplace.

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### **Kitchen 3.3 m x 2.1 m**

Kitchen with west facing aspect onto the back garden.

### **Back Porch 1.2 m x 1.8 m**

### **WC/Shower Room 1.79 m x 2.1 m**

Spacious shower room. Shower, WC and wash hand basin.

### **Stairs to first floor landing.**



### **Bedroom One 4.9 m x 2.8 m**

Large double bedroom with fireplace and recessed wardrobe.

### **Bedroom Two 3.4 m x 3.6 m**

Double bedroom with west facing window.

### **Bedroom Three 2.4 m x 2.7 m**

Single bedroom with west facing window. Would also be ideal as an office or study.

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## Yard 2.5 m x 6 m

Enclosed west facing yard - with some TLC would be ideal as a patio area for al fresco dining.

## Shed 4 m x 2 m

### Services

Oil FCH. Multi fuel open fire in the sitting room. Windows and doors uPVC double glazed.

### Directions

Type Eircode P85 TW62 into smart phone for exact driving directions.

### Location Map



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GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



3 BEDROOM TERRACE HOUSE

TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
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