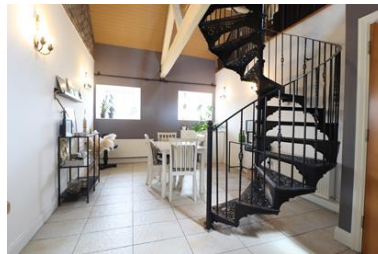


# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – 8 Sand Quay Mill, Clonakilty Co. Cork P85 KT66

**Main Points:** Secure, modern and quirky penthouse apartment

- One bedroom (quite large) and great space in this apartment, c.860 ft<sup>2</sup>
  - Impressive lounge space on the mezzanine floor overhead
  - Audio visual entry system - Stairs & elevator servicing all levels
  - Small outside communal area - Oil fired central heating

**AMV € 185,000**

**BER C1**

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 68453



**ipav**  
Institute of Professional  
Auctioneers & Valuers

This is a gorgeous penthouse in a great location yet secure, modern and very quirky. Even though there is only one bedroom (but quite large) there is great space in this apartment, c.860 sqft with a separate kitchen living area and a very impressive lounge space on the mezzanine floor overhead. The bathroom is also a fine size with jacuzzi bath and large power shower. Sand Quay Mill dates from the 1850's and the building was completely renovated in 2003 by the talented Bob & Maria Hilliard who went on to build the multi award winning Glebe Gardens and Waterfront developments.

Access is via audio visual entry system which is controlled from the apartment. There is both a stairs & elevator servicing all levels and a small outside communal for bins/oil tanks. Another great thing about this apartment is the oil-fired central heating which is unusual.

There is a large parking area outside the front door but spaces are not allocated.



**Accommodation c. 80 m<sup>2</sup> / 860 ft<sup>2</sup>**

**Features list**

- Vaulted ceilings with exposed beams
- Exposed brick detail and fantastic charm
- video enabled intercom access to the front door below
- Jacuzzi bath and power shower
- Mezzanine lounge area overhead

**Communal Entrance Lobby and stairwell**

Secure coded access to common entrance hall. Take the lift or stairwell to your property. The common areas are beautifully presented and well kept.

**Entrance Hall to apartment**

Spacious entrance hall with timber floor.

### **Kitchen/Living Room**

Impressive space with excellent high to the vaulted ceiling and exposed wooden beams. The kitchen is fully fitted with integrated lighting & appliances.



### **Double Bedroom**

Spacious and bright double bedroom. High ceilings, timber floor and a fitted wardrobe.

### **Bathroom**

Shower enclosure with power shower, WC, wash hand basin and large Jacuzzi bath.

### **Mezzanine Floor overhead**

Accessed from the living area via cast iron spiral staircase. Great space, suitable for a lounge/futon bed/reading/TV area.



### **Services**

All mains services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. Excellent power shower. UPVC double glazed windows and doors.

### **Outside**

The main entrance door to the spacious lobby has a security coded door and audio visual entry system. There is an elevator up to the apartment servicing all levels. Unallocated car parking is very close to the door. There is a small enclosed communal area outside.

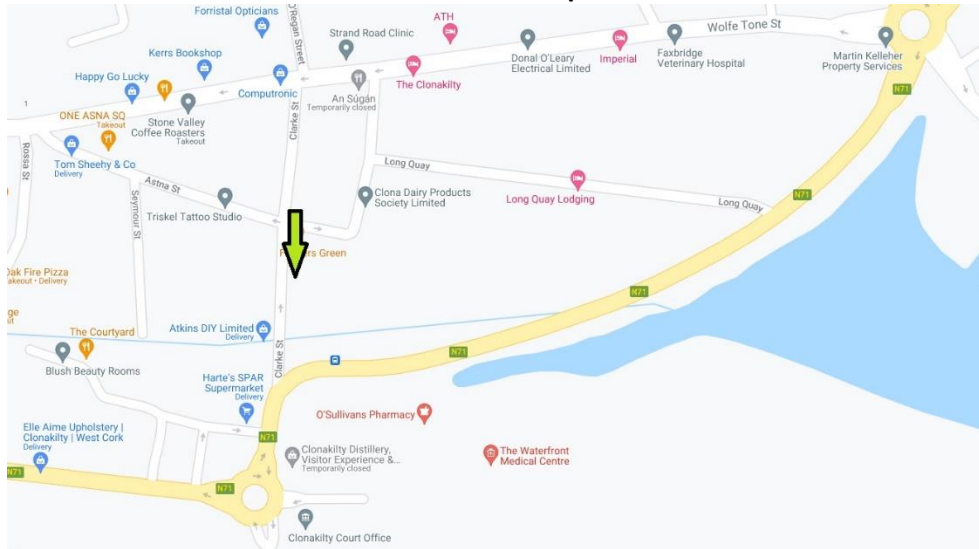
### **Directions**

Upon entering Clonakilty from the Cork (East) side, take the town exit off the first roundabout and then take a left at The Clonakilty Hotel and An Sugaun Bar and Restaurant.

Type Eircode P86 KT66 into smart phone for exact driving directions.

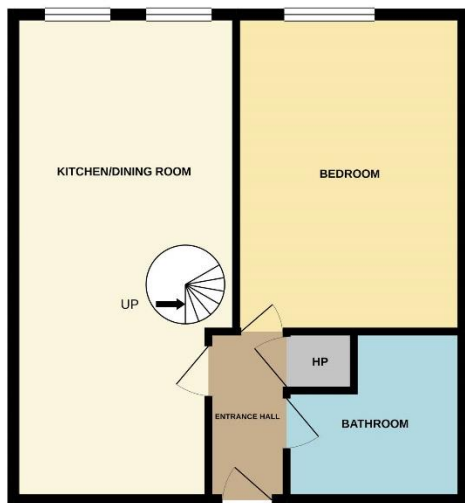


## Location Map



GROUND FLOOR OF APARTMENT

MEZZANINE



Whilst 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. This 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.  
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