

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Pedlars Cross, Ballinascarthy, Clonakilty P85 RR50

Main Points:

- Convenient location between Clonakilty and Bandon
- Gorgeous private rear garden flanked by mature trees, hedging and beautifully planted flower beds - Private sheltered barbeque area to the rear
- Homely residence with a lovely country style atmosphere
 - Many charming features throughout
- In good condition having been very well maintained

Offers over € 180,000

BER E2

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CRO No. 68453



ipav
Institute of Professional
Auctioneers & Valuers

Situated in a convenient countryside setting on the main road between Clonakilty and Bandon. The property is within a short drive of Clonakilty Golf Club and commuting distance to Cork city c. 45 minutes drive, Ballinascorthy 3 minutes, Clonakilty 7 minutes, Kilcoleman National school is 4 minutes. Complimented by wonderfully kept gardens and a perfect aspect this west facing garden will ignite the interest of green fingered enthusiasts. Consisting of a 4 bedroom residence c. 1262 Sqft with an additional converted attic space that could be ideal for many functions such as a home office, studio or storage area. Representing a significant opportunity for further development this house has a wonderful homely feel.



Accommodation c. 117 m²/ 1262 ft²

Porch 1.7 m x 1.2 m & Entrance Hall 1.8 m x 1.9 m

Bright and airy porch with light flooding in from three sides.

Living Room 2.9 m / 1.9 m x 3.5 m

Charming and cosy living room with east facing aspect and solid fuel stove.

Kitchen/Dining Room 3.7 m x 3.8 m

Bright and spacious kitchen with lino flooring and a beautiful half-door to the side.

Utility Room with Hot Press 3.3 m x 3.8 m

Very spacious tiled utility room with south and west facing aspect leading to the patio areas and rear garden.



Bedroom Four 2.9 m x 2.7 m

South facing bedroom with fitted wardrobes and attic stairs leading to storage area & WC.

Shower / Wet Room 2.9 m x 2.7 m

Spacious and well equipped shower / wet room.

Stairs to first floor landing

Bedroom One 3 m x 4.5 m

Spacious carpeted east facing bedroom with fitted closet.

Bedroom Two 2.5 m x 2.5 m

Cosy carpeted bedroom with east facing aspect.



Bedroom Three 2.5 m x 3.1 m

Carpeted bedroom with east facing aspect.

Bathroom 2.3 m x 1.1 m

Compact bathroom with bath, WC, wash hand basin.

Pull down stairs from Bedroom Four to Attic Storage

Attic Storage with WC

Accessible via pull down stairs this light filled attic storage consists of two rooms and a WC.

Services

Mains electricity and telephone connected. Heating via oil fired central heating and a solid fuel stove in the living room. Private septic tank and private well. 4G Broadband is available.



Garden

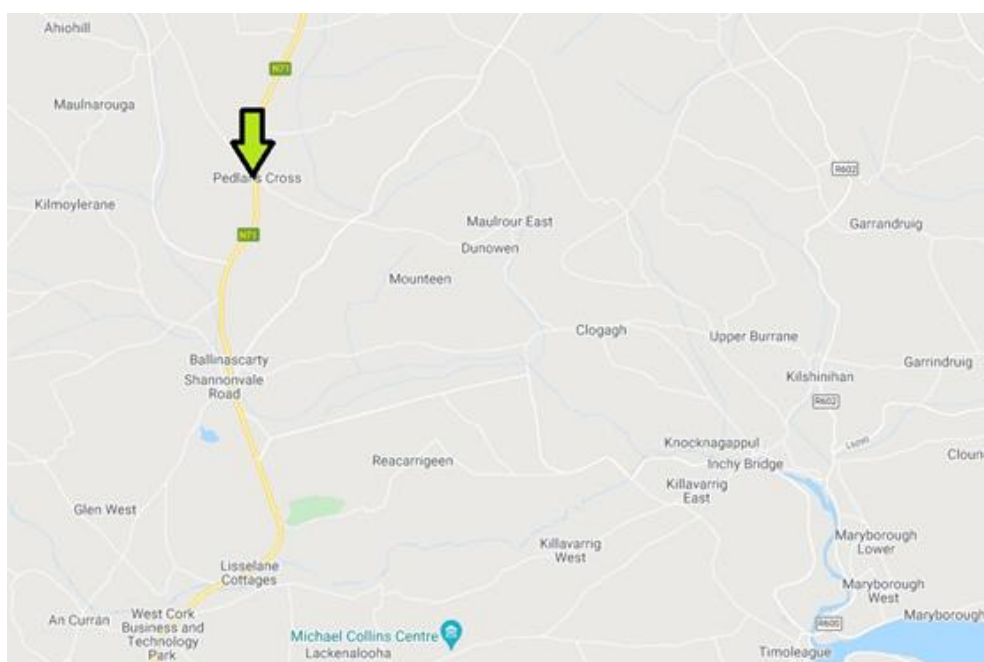
Beautifully spacious enclosed garden with mature hedging and shrubs. This garden west facing aspect will definitely ignite the interest of green fingered enthusiasts. To the rear of the house is a lovely private and sheltered barbeque area with side access.



Directions

Type Eircode P85 RR50 into smart phone for exact driving directions.

Location Map



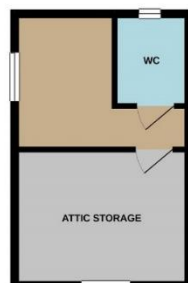
GROUND FLOOR



1ST FLOOR



ATTIC STORAGE



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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