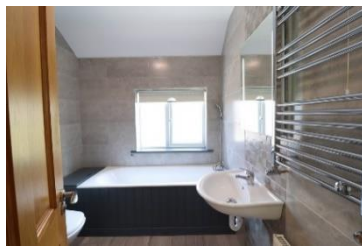


MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 3 Thornhill, Park Road, Clonakilty P85 DC44

- Main Points:**
- Spacious townhouse within walking distance of all amenities
 - Low maintenance property, completely renovated in recent years
 - Ideal for first-time buyer, investor or someone looking to trade down
- The best feature is the south facing rear and huge private 20 metre garden.
- Accommodation, c. 680 ft², incl. entrance hall, utility area, sitting room cum kitchen/dining room, bathroom and 2 double bedrooms

Offers over € 200,000

BER D1

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CRO No. 68453



ipav
Institute of Professional
Auctioneers & Valuers

Deceptively spacious and charming townhouse situated just a stone throw from Clonakilty's main street and all the town centre amenities a short walk away. Completely renovated in recent years this property ticks the boxes for any first-time buyer, investor or someone looking to trade down to a low maintenance property. Due to its elevated position the house benefits from great light. The best feature is the south facing rear and huge private 20 metre garden.

Accommodation, 680 ft², incl. entrance hall, sitting room cum kitchen dining room, utility area, bathroom and 2 double bedrooms.

The property is situated across the road from the Clonakilty playground within walking distance of the town centre, school and Clonakilty Park hotel and Cinema.



Accommodation c. 63 m² / 678 ft²

Entrance Hall 1 m x 1.3 m

Tiled floor and stairs to landing. Door to living room.

Sitting Room 3.8 m x 3.75 m

Spacious bright room which extends into the kitchen. Tiled floor and recessed ceiling spotlighting. Views onto Clonakilty playground and exercise area. Open fire and antique style fireplace surround.

Kitchen/Dining room 5.1 m x 2.5 m

Lovely bright area with fitted kitchen and integrated double oven, hob, extractor fan and storage units. Tiled floor and recessed ceiling spotlighting. Under stairs storage/utility area. Door to rear yard.

Utility Room 1 m x 1.5 m

Useful under stairs storage area plumber for washing machine.

Stairs to first floor landing

Bedroom One 5 m x 2.8 m

Spacious double bedroom which is very bright from the large window that overlooks the playground. Timber floor and recessed area for a wardrobe.

Bedroom Two 3 m x 3.3 m

Double bedroom which overlooks the rear garden.

Bathroom 2 m x 2.3 m

Fully tiled bathroom with bath, separate shower enclosure, WC and wash hand basin.

**Services**

The property is connected to all mains services including water, sewage, electricity and telephone services. High speed broadband is available in this area. Heating is by means of oil-fired central heating and there is an open fire in the sitting room.

Outside

A concrete path leads from the entrance gate up to the house. There is a small front garden. To the rear is a patio area which leads on to a fabulous, enclosed south facing garden which is very private. The spacious garden is approx. 20 x 20 metres.

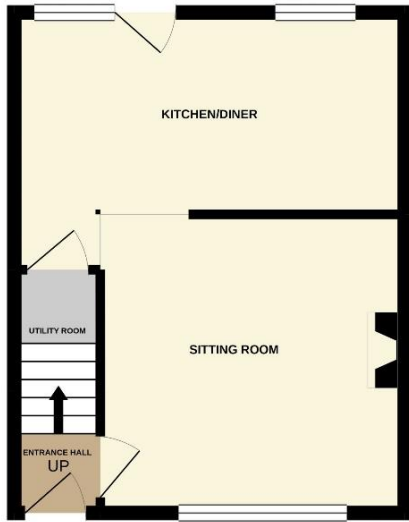
There is a small concrete storage shed to the rear and small timber shed also.

**Directions**

Type Eircode P85 DC44 into smart phone for exact driving directions.

The house is just beyond Scoil Na mBuachailli on the way west towards Rosscarbery on the left side of the N71 across from the Clonakilty playground.

GROUND FLOOR



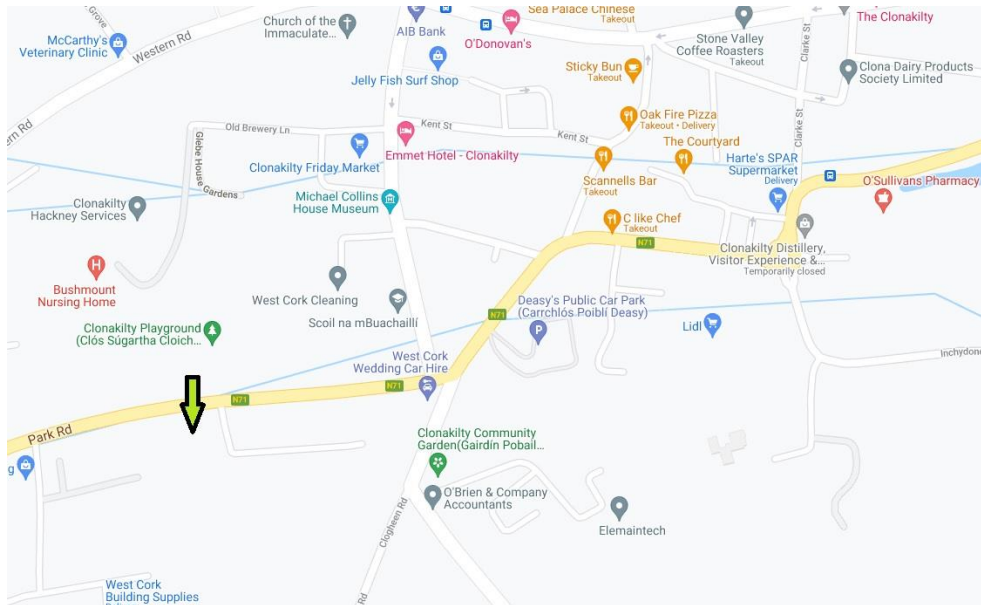
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023 88 59111

1ST FLOOR



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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Location Map



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