

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 47 Molaga Street, Clonakilty P85 NY03

Main Points: Attractive townhouse in a quiet corner setting, yet only 3 minutes' walk to the middle of Clonakilty town centre – c. 1002 ft² - Enclosed south facing patio & small rear yard – Perfectly presented in walk in condition – Accommodation incl. entrance hall, open plan kitchen/dining/living, guest toilet/shower room, 3 bedrooms & bathroom – Very close to schools, Supervalu and playing pitches

AMV € 195,000

BER D1

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CRO No. 68453



ipav
Institute of Professional
Auctioneers & Valuers

This attractive townhouse is located in a quiet corner setting, yet is only 3 minutes' walk to the middle of Clonakilty town centre. It is even a shorter walk to 2 secondary schools, floodlit all weather playing pitches and the growing Supervalu retail complex. Extending to c. 1000 ft² this 3 bedroom property is complimented by an enclosed south facing patio and small rear yard. Perfectly presented in walk in condition this townhouse has been very well kept and would make for an ideal holiday home, investment property or trading down property. Accommodation briefly: Entrance hall, open plan kitchen/dining/living, guest toilet and shower room. The first floor includes 3 bedrooms and a bathroom.



Accommodation c. 93 m²/ 1002 ft²

Entrance Hall 2.3 m x 2.5 m

Entrance door into bright spacious entrance hall with tiled floor.

Sitting Room/Kitchen/Dining Room 5.6 m x 3.2 m / 3.3 m x 4.9 m

This is a large open plan room and a beautiful bright space. There are double aspects north and south from the large windows, timber floor and tiled to the kitchen section. There is a fireplace with stove fitted. The front sliding patio door opens out to the south facing patio and door to rear yard. The fantastic kitchen is in very good order with good storage space. Window blinds fitted.

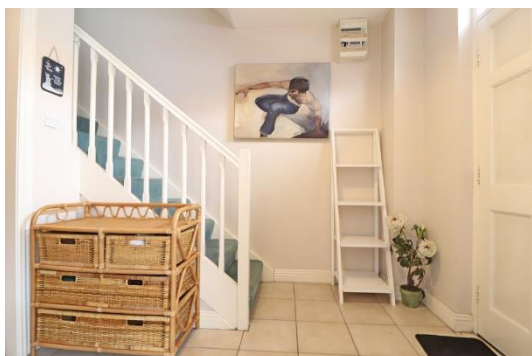
Guest Toilet/Shower Room 2.3 m x 2 m

Recently upgraded and fully tiled. WC, wash hand basin and electric shower.

Carpeted stairs to first floor landing and airing closet

Bedroom One/Office 2.3 m x 3.2 m

Large single bedroom/office with a carpeted floor, nicely decorated with bright colour scheme.

**Bedroom Two 3.3 m x 4.3 m**

Large double bedroom, beautifully decorated and carpeted floor.

Bedroom Three 3.7 m x 3.6 m

Large double bedroom, beautifully decorated and carpeted floor.

Bathroom 2.3 m x 1.6 m

Upgraded in recent years fully tiled, WC, wash hand basin and shower.

**Services**

The property is connected to all main services including water, sewage, electricity and telephone services. Windows are uPVC double glazed to the front and a mix of double and single glazed to the rear. Heating is by means of electric storage heating and there is a solid fuel stove in the sitting room.

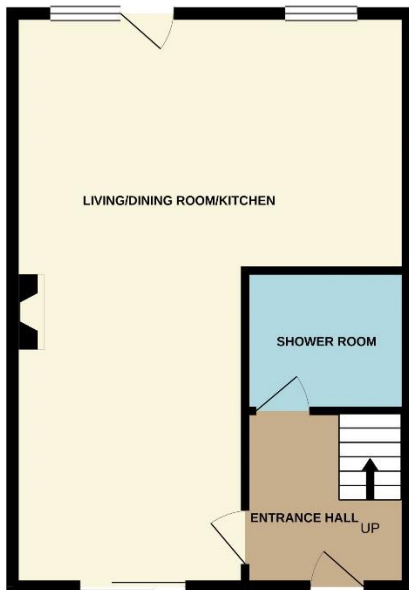
Outside

The property has access to unallocated off street car parking to the front. There is a small front south facing patio and to the rear there is a small enclosed yard.

Directions

Type Eircode P85 W135 into smart phone for exact driving directions.

GROUND FLOOR



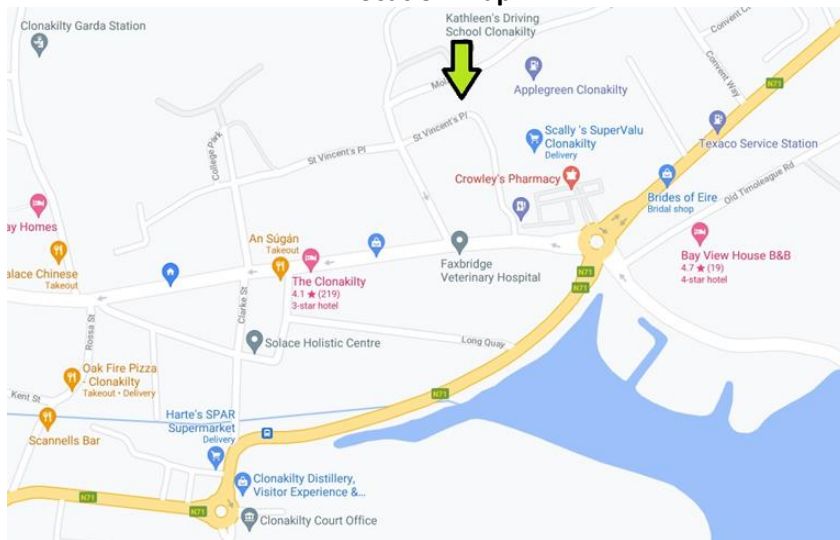
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1ST FLOOR



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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