

**MARTIN KELLEHER**

**PROPERTY LTD.**

PSR NO. 004347



**For Sale – 27 Wolfe Tone St, Clonakilty, P85 NY03**

**Main Points –**

- Beautifully presented & decorated to a very high standard
- Three storey townhouse c.753 ft<sup>2</sup> – Centrally located in the magnificent town of Clonakilty with nearby Inchydoney beach - Rear access, yard & garden

**Offers over € 185,000**



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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This stunning home is bright, recently decorated and impeccably presented. This attractive townhouse is centrally located just off Clonakilty town centre, within an easy walk to 2 secondary schools, floodlit all weather playing pitches, Supervalu retail complex, bars and restaurants.

Extending to c.753 ft<sup>2</sup> this 3 bedroom property is presented in walk in condition.

Very bright, compliments of the large windows, this townhouse would make for an ideal home, first time buyer property, holiday let, investment property (rental income € 900-1000 pcm estimate).

**Accommodation c. 70 m<sup>2</sup>/ 753 ft<sup>2</sup>**



## **Sitting Room / Dining Room 3.7 m x 3.9 m**

Bright with light streaming through the large south facing window. Tiled throughout with two feature fireplaces and a solid fuel stove. Beautiful wood panelling throughout adds to the very character filled ambiance.

## **Kitchen 1.99 m x 3.07 m**

Well-equipped fitted kitchen with ample storage units, integrated cooker, hob and extractor fan. Tiled floor with large north facing window and door leading a small patio area to the back of the property.

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## Stairs to first floor

### Bathroom 2.1 m x 3.2 m

Spacious, bright and airy bathroom with tiled floor, WC, wash hand basin, bath & shower.

### Bedroom One 3.8 m x 2.7 m

Bright and spacious double bedroom with large south facing window. Laminate flooring.

## Stairs to second floor

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**Bedroom Two 2.1 m x 3.2 m**

Bright single bedroom with large north facing window and laminate flooring.

**Bedroom Three 3.1 m x 3.1 m**

Bright and spacious double bedroom with large south facing window. Laminate flooring.

**Outside**

To the rear of the property there is a small patio area. There is also a long narrow back garden which extends all the way to the road that serves the Community School. The garden could also be used as a private car park area or area for a lawn, vegetables etc.

There is on street unallocated car parking available to the front of the house.

**Services**

The property is connected to all main services including water, sewage, electricity and telephone services. Broadband is available. Windows are uPVC double glazed. Heating is by means of Electric Storage Heating and there is a solid fuel stove in the sitting room (not presently fitted).

**Directions**

Type Eircode P85 NY03 into smart phone for exact driving directions. On arrival into Clonakilty from the Cork side, at the roundabout take the town (3rd) exit. Drive approximately 200 metres passing the Imperial Hotel and the house is on the right hand side.

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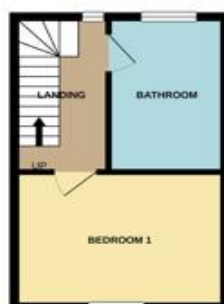
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GROUND FLOOR



1ST FLOOR



2ND 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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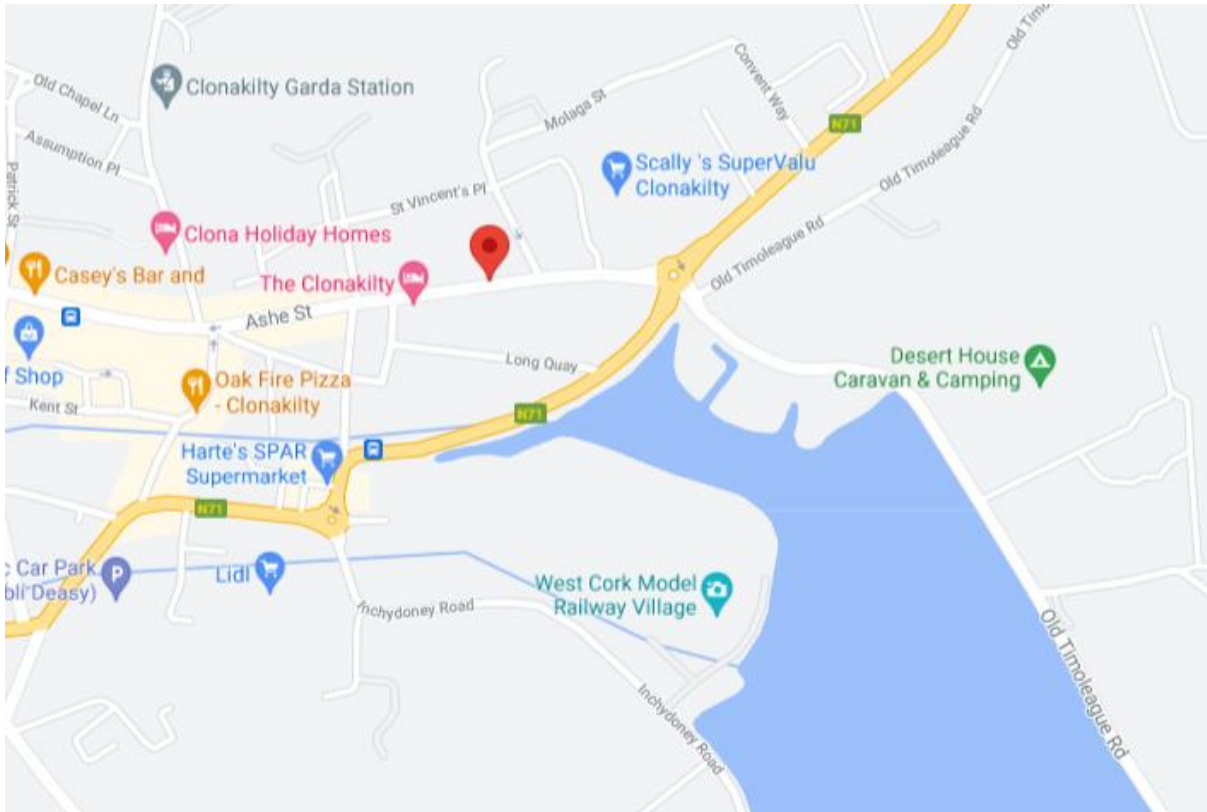
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## Location Map



### Important Notice/Disclaimer

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