

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 1 The Mews, McCurtain Hill, Clonakilty, Co. Cork P85 PA43

- Centrally located townhouse in the heart of Clonakilty town just off the popular McCurtain Hill
  - Designated off street parking
  - Generous sized private rear yard with excellent potential
- 3 bed c. 950 Sqft modern, benefits from its elevated position gaining much light into the house.

**Asking Price €225,000**

**BER D2**

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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Institute of Professional  
Auctioneers & Valuers

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This is a super convenient townhouse just new to the market and ticks most of the boxes of any first time buyer, investor or someone looking to trade down to a low maintenance property.

Centrally located in the heart of Clonakilty town in a very quiet mews just off the always popular residential street of McCurtain Hill this is a very attractive buy. Unusually for the area this house has its own car parking and substantial sized private rear yard, ideal for outdoor living. This 3 bedroom house, c. 950 Sqft is modern, has a lovely layout and benefits from its elevated position gaining much light into the house.

Centrally located in multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles.

### **The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)**

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one.” Excerpt from Irish Times 18<sup>th</sup> September 2021.

**Accommodation c. 88 m<sup>2</sup>/ 950 ft<sup>2</sup>**

#### **Entrance Hall 1.7m x 7m**

Bright & spacious entrance hall with understairs storage and door to rear yard.



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**Kitchen Living Room 4.3m x 7m**

Excellent sense of space with plenty of light coming in from the large dual aspect windows. The room boasts wooden floors, a marble fireplace and ceiling spotlighting. Fitted kitchen units with shelving, a double oven and extractor.

There is also an airing cupboard with plenty of storage.

**Stairs to first floor landing**

Carpeted stairs and spacious carpeted landing



**Bathroom 1.8m x 2.6m**

Spacious, bright and airy bathroom will WC, wash hand basin, bath & electric shower.

**Bedroom One 3.6m x 2.6m**

Large double bedroom with excellent south west facing views over town. Wooden floors.

**Bedroom Two 3.2m x 2.4m**

Spacious double bedroom with north west facing aspect.

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**Bedroom Three 3.9m x 1.8m**

Single north west facing bedroom.



**Services**

The property is connected to all main services including water, sewage, electricity and telephone. Heating is by means of electric storage heating. There is a multi-fuel stove in the living area. Windows and doors are uPVC double glazed throughout.

**Outside**

The property has the unusual benefit and terrific bonus of having off street private car parking on McCurtain Hill. This is to the front of the house. The property also benefits from a private rear back yard extending to c. 50 SqM. Fantastic potential to be transformed as an oasis in the centre of the town providing many functions to include an amazing patio area for al fresco dining, play area, project for the green fingered enthusiast or as a secure area for bikes or other hobby equipment.

**Directions**

Type Eircode P85 PA43 into smart phone for exact driving directions.

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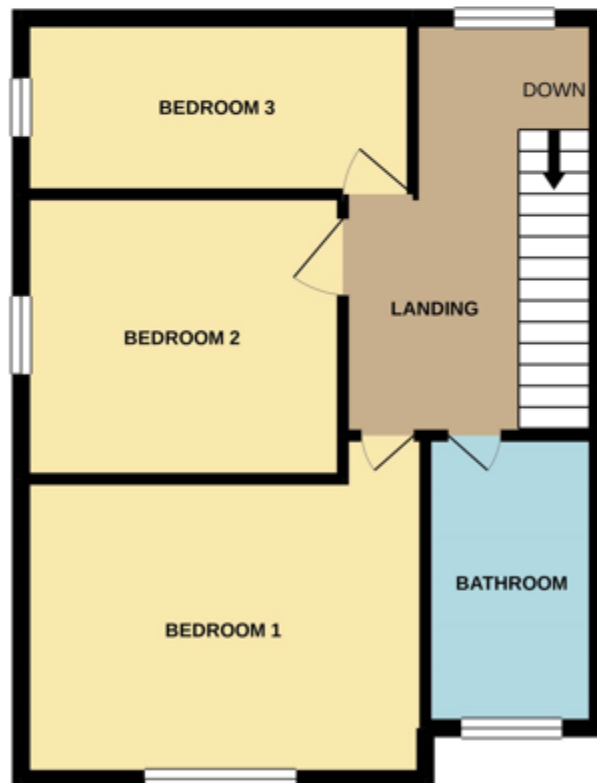
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## GROUND FLOOR



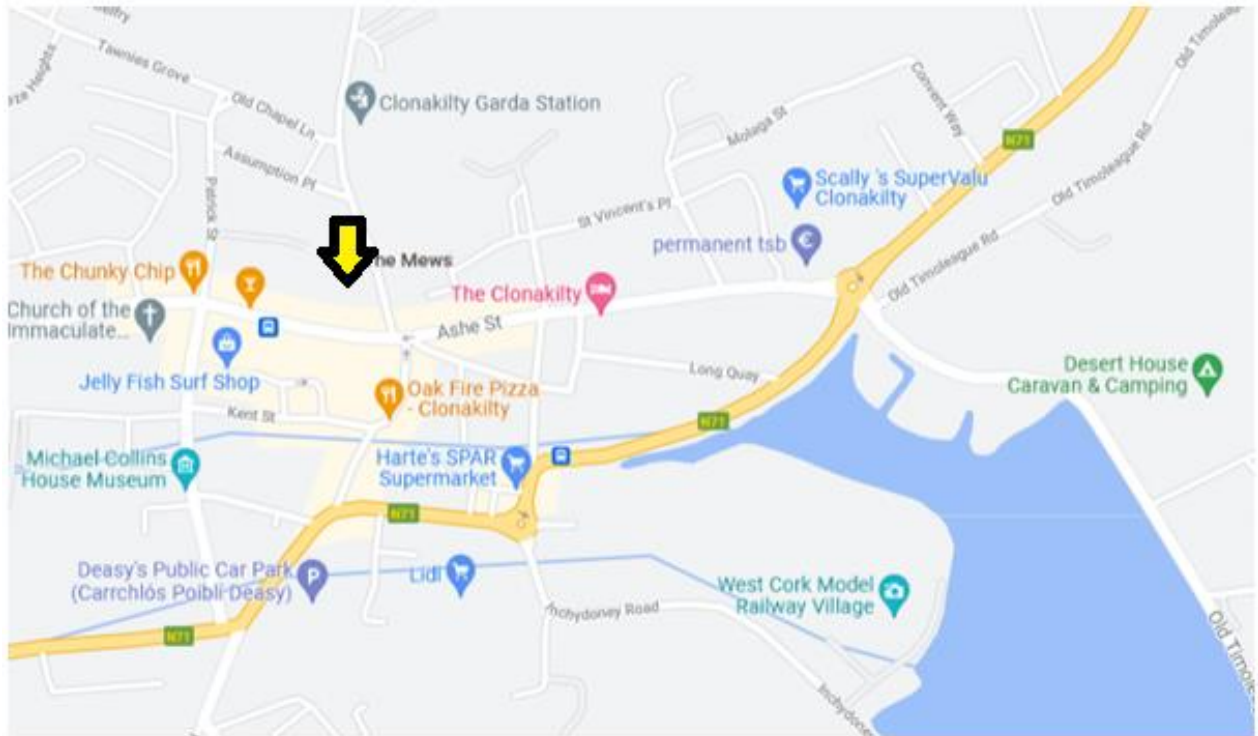
## 1ST FLOOR



**MARTIN  
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