

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 17 College Grove, Clonakilty, P85 R861

Main Points: Within a short, flat, easy walk of all local amenities

- Light filled c. 1560 sqft detached 3 bedroom home
- Superb B2 rating ensuring great comfort – Enclosed garden
- Ready for immediate occupation

Offers over € 300,000

BER B2

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | info@martinkelleher.ie | martinkelleher.ie

CRO No. 684543



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Offering much more than initially meets the eye, this stunning home is bright, recently decorated and impeccably presented. Conveniently located on the edge of award-winning Clonakilty town centre within a short, flat, easy walk of all local amenities, this detached house is still far enough away from the noise and bustle of the streets.

Extending to c. 1560 ft² this bright 3-bedroom property with study/office is presented in a modern open plan style and is ready for immediate occupation. With a superb, efficient B2 energy rating this is a comfortable, easy to heat home.

College Grove is quietly hidden away near the town centre on a safe, no through road. The only detached house here, this represents a great investment opportunity as it appeals to first time buyers, landlords and people trading down to an easily managed convenient townhouse.

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 18th September 2021.



Accommodation c. 145 m²/ 1560 ft²

Entrance Hall 2 m x 2.5 m

Bright and welcoming entrance hall.

Guest Toilet 2.6 m x 2.5 m

Spacious, bright and airy with timber floor, WC, wash hand basin. Fitted storage closet.

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Living Room / Kitchen 5.8 m x 5.1 m

Super bright with light streaming through windows to the South, West and North.

The living area has an eye catching polished wooden floor and recessed ceiling spotlighting. Centre stage is a solid fuel fitted stove with attractive tile surround on the chimney and back lighting.

The kitchen area has a lovely, tiled floor and is a well-equipped fitted kitchen with ample storage units, integrated cooker, hob and extractor fan.

Utility Room 2.8 m x 1.46 m

Spacious utility room with fitted cupboards and exit out to the garden. Laundry chute with access from both floors.



Stairs to first floor

Bright and spacious landing with light flooding in from four windows.

Bedroom One 3.6 m x 4 m

Bright and spacious double bedroom with large south facing window. Carpeted floor and fitted wardrobe with sliding mirrored doors.

Bathroom 2.1 m x 3.2 m

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

Bedroom Two 3.5 m x 4.4 m

Bright and spacious double bedroom with large south facing window. Child friendly linoleum floor and fitted wardrobe with sliding mirrored doors.

Stairs to second floor and landing

Your children will get hours of enjoyment in this specially adapted wall climbing area fitted with grips, holds and ladder.

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Study 2.9 m x 2 m

Flexible space can have a variety of uses. Ideal for study, nursery, hobby room or office. Superb, fitted storage areas.

Bedroom Three (Main bedroom suite) 4.2 m x 3. m

Bright and spacious double bedroom with large west facing window and roof lights. Timber flooring and excellent fitted storage space.

Ensuite 2 m x 1.9 m

Bright and spacious ensuite with WC, wash hand basin and power shower. Large roof light.



Outside

To the side of the property there is a small, enclosed yard area. To the western side of the house is a much larger enclosed garden, ideal for sitting out in the evening. Car parking available outside.

Services

The property is connected to all main services including water, sewage, electricity and telephone services. Broadband is available. Windows are uPVC double glazed. Roof mounted solar panels for hot water.

Heating is by means of Oil-Fired Central Heating and there is a solid fuel stove in the sitting room.

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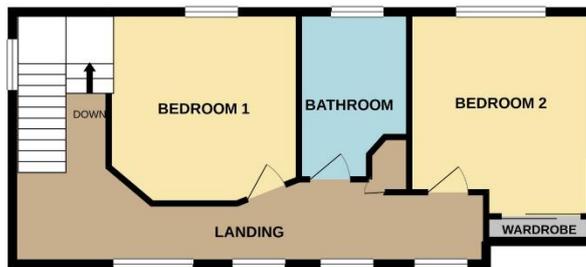
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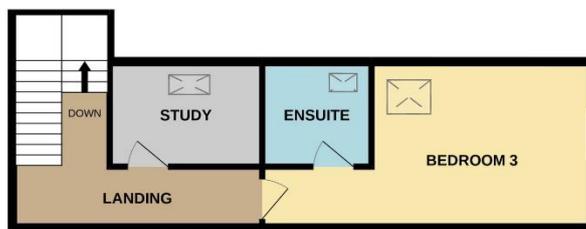
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3 BEDR. DETACHED

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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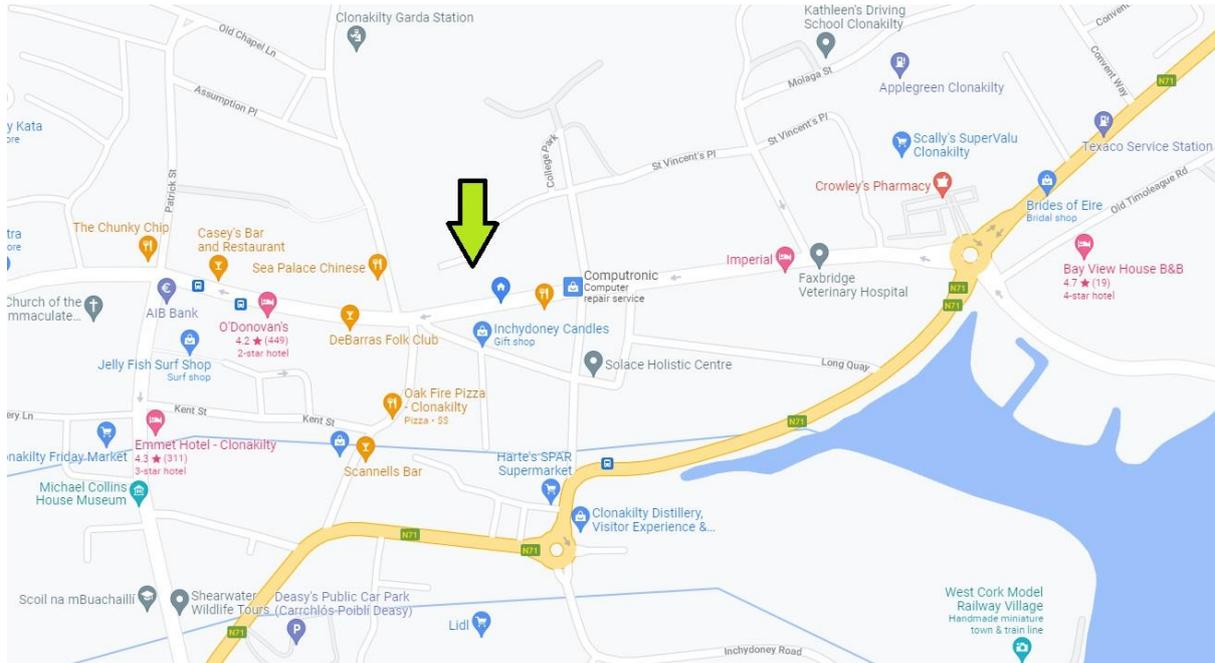
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Directions

Type Eircode P85 R861 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 150 m and take the first right and next left. Drive straight on, there are two pillars as you enter college grove after passing them take the next left and the property is around the corner on the left.



Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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