

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Clogheen Road, Clonakilty, Co. Cork P85 EC56

- Main Points:**
- Spacious townhouse within short walk from Clonakilty town centre
 - 4 double bedroom property c. 1,105 Sqft with exceptional potential
 - Large east facing enclosed rear yard with outbuildings
 - Includes entrance hall, sitting room, kitchen/dining room, WC, 2 double bedrooms downstairs, upstairs bathroom and 2 double bedrooms
 - Centrally located in Clonakilty with nearby Inchydoney, Red Strand and Long Strand beaches

Guide Price € 250,000



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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Deceptively spacious and charming townhouse situated just a short walk from the centre of the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty and its fantastic amenities at the heart of West Cork.

This sale will spark the interest of those who have the vision, energy and budget to enhance this special property into an idyllic townhouse. This 4 double bedroom property has exceptional potential. The accommodation extends to c. 1105 Sqft and includes entrance hall, sitting room, kitchen/dining room, bathroom and 4 double bedrooms.

Reasonably priced, this property offers a blank canvas to complete your dream home. It would also be an ideal investment as it is a popular location and would be snapped up in the current rental market.



Accommodation c. 102 m²/ 1105ft²

Entrance Hall 2.2 m x 4.2 m

Wide welcoming entrance hall with large under stairs storage room.

Sitting Room 3.63 m x 4.2 m

Cosy sitting room with solid fuel stove and carpeted floor.

Kitchen / Dining 4.5 m x 2.6 m

Bright room with double aspect windows south and north facing.

Back Hall 1.1 m x 2.5 m

WC 1.1 m x 2.5 m

Bedroom One 3 m x 4.1 m

Spacious bedroom with north west facing aspect.

Bedroom Two 2.7 m x 3.2 m

Spacious bedroom with north west facing aspect.

Carpeted stairs to first floor landing.

Bathroom 2.5 m x 2.5 m

Spacious bathroom. Bath, WC and wash hand basin. Wall heater.

Bedroom Three 3.5 m x 2.5 m

Double bedroom with north west facing window.

Bedroom Four 2.4 m x 3.1 m

Large single bedroom with window facing north west.



Yard

Large enclosed, safe, secure yard with a little imagination could be an ideal patio area.

Shed 4 m x 2 m

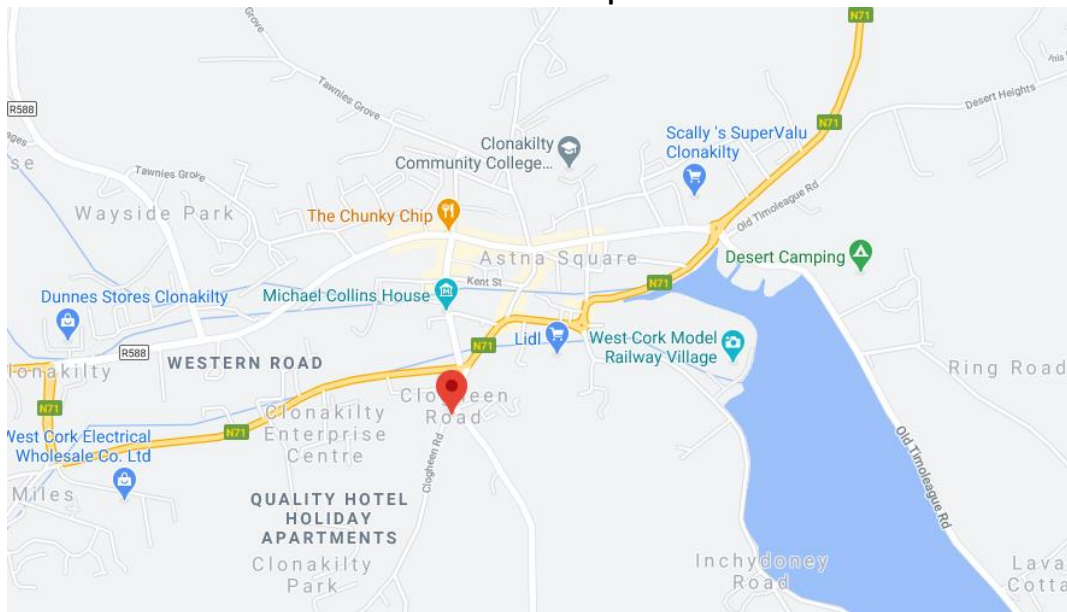
Services

Oil FCH. Multi fuel open fire in the sitting room. Windows and doors mostly single glazed.

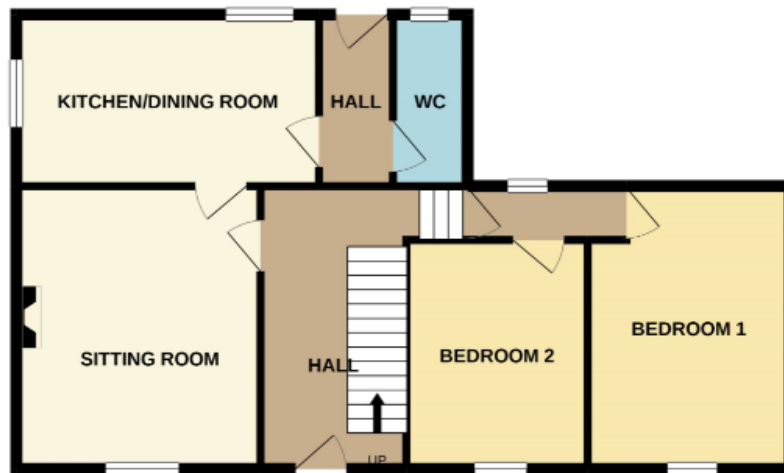
Directions

Type Eircode P85 EC56 into smart phone for exact driving directions.

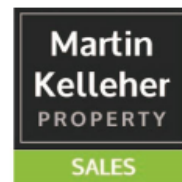
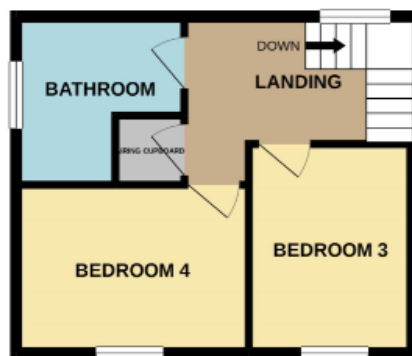
Location Map



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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