

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 72 Patrick’s Street, Clonakilty, Co. Cork P85 X725

- Main Points:** - Close to everything but far from ordinary townhouse.
- Large, fully enclosed, garden with a new timber deck
 - Significantly upgraded structurally and decoratively and feels like a new house.
 - Accommodation in brief: Hall, sitting room, kitchen/dining room, downstairs WC/shower room, 3 bedrooms (one of which is downstairs) and bathroom.

Offers Over € 330,000

BER D1

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CRO No. 684543



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Institute of Professional
Auctioneers & Valuers

Close to everything but far from ordinary you would be surprised by the peace on offer in this wonderful townhouse. Even though the vibrant Clonakilty town centre is right on its doorstep it suffers little of the associated town noise. The modern character filled accommodation includes 3 bedrooms and comfortable living accommodation. The property is also complemented by a large garden which is fully enclosed and with the benefit of a new timber deck which has fantastic views of the 2 churches from this elevated position. The property has been significantly upgraded structurally and decoratively over the years and feels like a new house.

Accommodation in brief: Hall, sitting room, kitchen/dining room, downstairs WC/shower room, 3 bedrooms (one of which is downstairs) and bathroom.



Accommodation c. 78 m²/ 844 ft²

Entrance Hall 1.5 m x 1.8 m

Lovely entrance hallway with polished porcelain tiles and sunken floor mat. Radiator cover and stairs to first floor. Access to sitting room and kitchen.

Sitting Room 3.1 m / 2.5 m x 4.8 m

Gorgeous and comfortable sitting room with a bright dual aspect from the windows east and west. Solid wooden floor and recessed ceiling spotlighting. Open fireplace with attractive surround and granite hearth. Radiator cover.

Kitchen/Diner 2.75m / 3.75 m x 4.8 m

Bright room with a dual aspect east and west. Attractive high gloss finished fitted kitchen with integrated double oven, hob, extractor, dishwasher and fridge freezer. Polished porcelain floor tiles. Fitted ceiling track spotlighting and radiator cover.

Back Hall 0.9 m x 1.55 m

Bedroom Three / Office 3 m x 3.1 m

Downstairs bedroom which could also suit as an office/study. Solid timber floor and radiator cover.

Shower Room 1.9 m x 1.4 m

Fully tiled shower room. Wall hung wash hand basin, WC and separate shower.



Newly carpeted stairs to first floor landing.

Bedroom One 2.75 m x 4.85 m

Spacious double bedroom with a fantastic view from the east facing window. Newly carpeted and radiator cover.

Bedroom Two 4.15 m x 2.75 m

Spacious double bedroom with phantastic views from the dual aspect windows east and west. Newly carpeted and fitted storage closet.

Bathroom 2 m x 1.67 m

Fully tiled bathroom with bath, WC and wash hand basin.

Services

The property is connected to all mains services including water, sewage, electricity and telephone services. High speed broadband is available in this area. Heating is by means of oil-fired central heating.

Garden

A concrete path leads from the entrance gate up to the house. There is a lovely front garden which has a side access around to the rear of the house. There is a large west facing garden which has amazing views over town. From here you can see the tallest buildings of Clonakilty including the renowned Catholic Church and Kilgariffe Protestant Church. There is a newly installed timber deck to the rear of the house.

There is a small concrete storage shed to the rear.

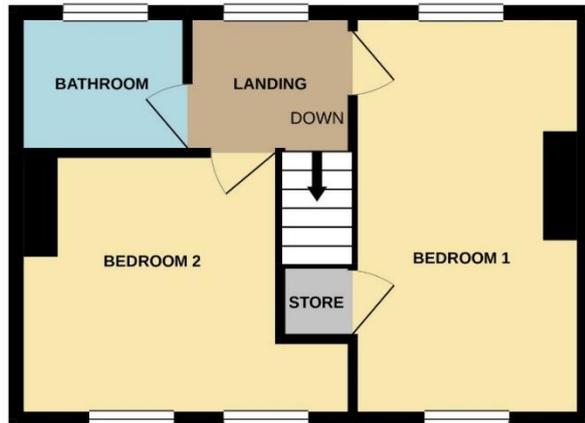
Shed 2.5 m x 2 m

Open plan room ideal for storing gardening equipment.

GROUND FLOOR



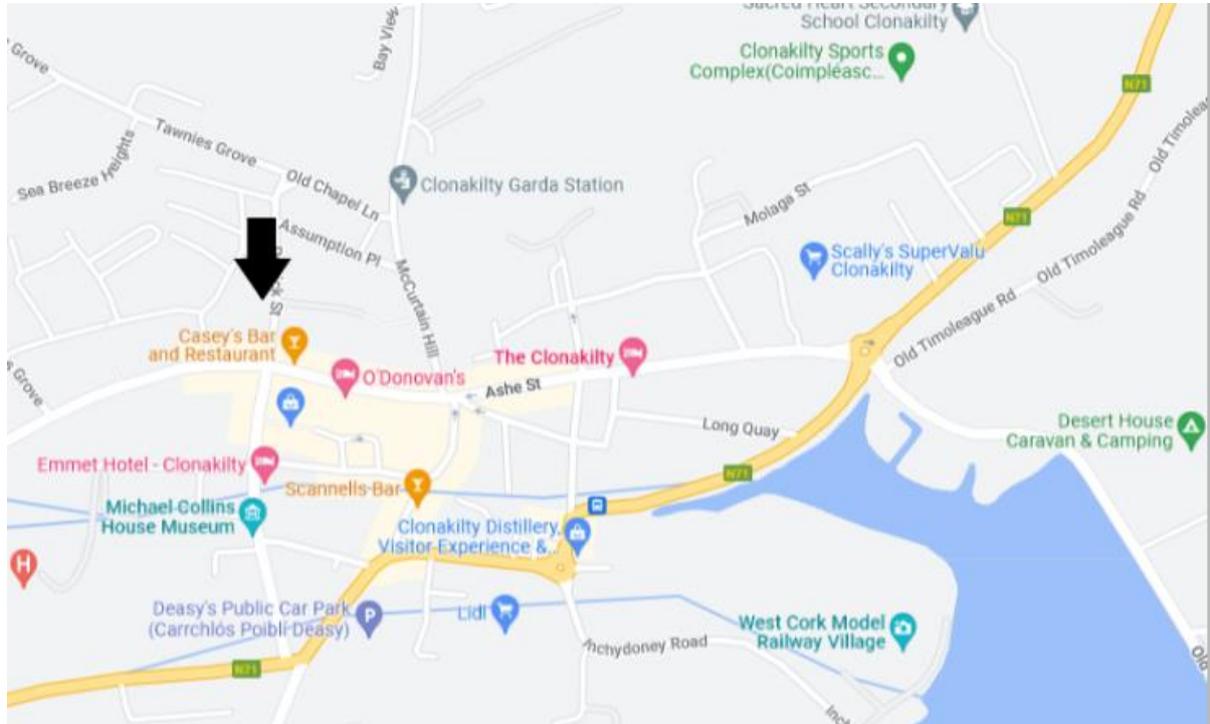
1ST FLOOR



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