

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – Shannonvale, Clonakilty, Co. Cork P85 HF90

- Main Points:** - Stunning 4 double bedroom country residence c. 180 Sqm/1940 SqFt
- Beautifully planted large south facing mature garden c. 0.33 acre with a private veranda for al fresco dining
- Short drive to the seaside town of Clonakilty and all its amenities 5kms

Offers Over € 475,000

BER B3

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Institute of Professional
Auctioneers & Valuers

With all the finest ingredients of private countryside living, amazing location and quality accommodation this is a dream family home. Exuding curb appeal this 4 bedroom detached residence is only 5 minutes' drive to Clonakilty town.

The private sheltered south facing plot extends to approx. 0.33 acre and is laid out in an easy to manage lawn and patio area. The beautiful walled garden is in a tranquil and peaceful location with countryside views. The garden lay out comprises of a poly tunnel, chicken run, raised herb beds, 3 sheds and outdoor lighting. There is a stunning array of mature shrubs, plants, flowers and with its private veranda it's a little piece of heaven.

Beautifully presented, the spacious 4 bedroom residence extends to almost 2000 Sqft and has the benefit of a large, fully floored developed storage attic.

Viewing is highly recommended.

Located close to the 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 18th September 2021

Accommodation c. 180 m²/1940 ft²



Entrance Porch 2.7 m x 2.1 m

Large, bright, welcoming entrance porch with tiled floor. Stunning built in seating and storage areas. Tiled floor and stained-glass panels either side of the front door.

Hallway 2.9 m x 3.9 m

Door with stained glass panel leads to the spacious tiled hallway.

Living Room 5.4 m x 4.4 m

Lovely room with stunning feature fireplace and open fire. This room has a warm, comfortable and welcoming feel. Gorgeous solid wood floors and double doors leading to the sunroom/dining room.



Dining Room / Sunroom 3.5 m x 4.6 m

Stunning south facing dining room / sunroom with dual aspect windows to the south and west. Solid wood floors throughout. Double doors lead to a lovely patio area directly outside.

Kitchen 4.6 m x 5.9 m

Gorgeous south facing kitchen with dual aspect windows. Beautiful country style fitted kitchen with integrated double range and dishwasher.



Utility Room 2.7 m x 2 m

Tiled utility room with ample storage and doors accessing both the downstairs WC and side door to outside. Plumbed for washing machine and dryer.

Guest WC 2.5 m x 1.3 m

Fully tiled with wash hand basin and WC. Tiled throughout.

Carpeted stairs to first floor and airing closet/hot press.

Bedroom One 3.6m x 3.9 m (Master suite)

Large, tranquil double bedroom with wooden floors and doors to an ensuite and a walk-in wardrobe.



Ensuite 2.5 m x 1.9 m

Bright and spacious ensuite fully tiled with wash hand basin, WC and shower.

Walk-in wardrobe 2.5 m x 2 m

Spacious walk-in wardrobe with generous storage space.

Bathroom 2.3 m x 2.2 m

Fully tiled with wash hand basin, WC and shower.



Bedroom Four 4.3 m x 5.4 m

Bright, south facing bedroom with wooden floors.

Bedroom Two 3.4 m x 3.3 m

Beautiful, spacious, south facing bedroom with wooden floors.

**Ensuite 0.9 m x 3.1 m**

Bright ensuite shower room which is fully tiled. Shower, wash hand basin and WC.

Bedroom Three 2.5 m x 4.2 m

Spacious, dual aspect bedroom with wooden floors.

Door and stairs leading to the floored attic area currently used as developed stage.

Services

Broadband is available in this property. Main's water, telephone and electricity services. Private septic and drainage. Windows and doors are double glazed throughout. Heating is via oil fired central heating and there is an open fire in the sitting room.

Outside

The property sits magnificently on a c. 0.33-acre site. The garden is south facing and superbly maintained. The beautiful walled garden comprises of a poly tunnel, chicken run, raised herb beds, 3 sheds and outdoor lighting. There is a stunning array of mature shrubs and plants to include blackcurrant, white currant, blueberry, gooseberry, raspberry bushes and apple, crab apple, and pear trees.

A beautiful hawthorn has recently been set to provide additional privacy and seclusion.

Directions

Type Eircode P85 HF90 into smart phone for exact driving directions.



GROUND FLOOR



1ST 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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