

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 4 Bayview, Clonakilty, Co. Cork P85 F303

- Main Points:** - Location, Location, Location - just 500 metres from the main street in Clonakilty  
- Elevated setting with superb, panoramic sea views overlooking Clonakilty Bay & town  
- Quiet and exclusive estate privately situated on a safe, no through road  
- 3-bedroom 1050 Sqft house on a beautiful plot c. 0.18 acres  
- Large gardens c. 0.18 acres encircling the property

**AMV € 340,000**

**BER D2**

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Privately situated, Bayview, is an exclusive quiet residence enclave with no through road situated just 500 metres from the main street of Clonakilty. This beautifully maintained development of only nine houses is very close to all the town amenities yet enjoys a tranquil, countryside ambiance. The elevated setting enhances the light filled interior of the 1050 ft<sup>2</sup> house which has a practical layout of 3 double bedrooms/bathroom/reception room and storage space. The highlight of this property is its truly magnificent south facing vista over Clonakilty Bay and the surrounding town of Clonakilty. This property would benefit from further modernisation and is a perfect blank canvas for those with the vision and creativity to incorporate their own interior style concepts.

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. 98 m<sup>2</sup>/ 1050 ft<sup>2</sup>**

**Hallway 1.8 m x 3.5 m**

Welcoming light filled entrance hallway. Carpeted. Airing closet/hot press.

**Sitting Room 4.2 m x 4.15 m**

Spacious, light filled, dual aspects south and west. Large window overlooking the front garden, Clonakilty Bay and town and another window facing west to the patio area. Marble fireplace and fire surround with electric insert. Carpeted.

**Kitchen /Dining Area 6.2 m x 3.3 m**

Wooden countryside kitchen dining room with linoleum flooring. The dining area has sliding glass doors to a patio area to the west of the property. Door to utility room.



**Utility Room 1.5 m x 3.3 m**

Spacious utility room, plumbed for washing & drying machine & for dishwasher. Door leading to the north side of the house.



**Bathroom 1.8 m x 3.3 m**

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



**Bedroom One 3.1 m x 2.7 m**

Light filled, spacious carpeted ensuite double bedroom. South facing with stunning, panoramic views over Clonakilty Bay and town.

**Ensuite 1.8 m x 1.6 m**

Fully tiled with WC, wash hand basin & shower.



**Bedroom Two 3 m x 3.3 m**

Spacious carpeted double bedroom with east facing window.

**Bedroom Three 2.85 m x 3 m**

Bright, carpeted double bedroom with south facing window and panoramic views over Clonakilty Bay and town.

### **Services**

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil-fired central heating and open fire in the sitting room. All windows & doors are uPVC double glazed throughout.

### **Outside**

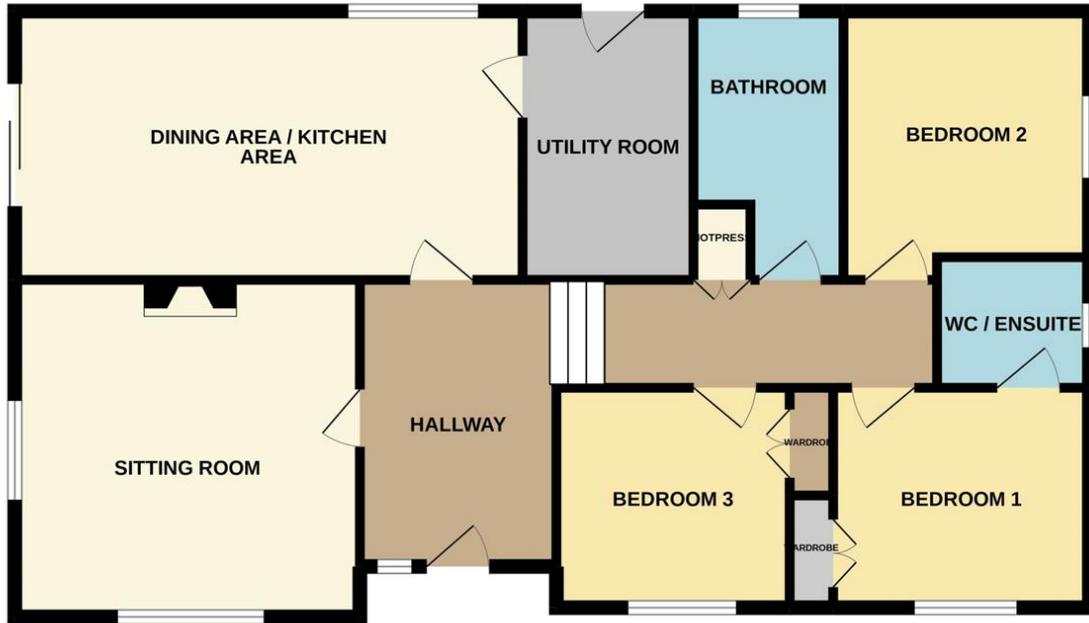
Fantastic gardens encircle the property and are immaculately maintained and lawned with mature plants and shrubs. Any prospective buyer will acknowledge that the outside space and accompanying views are the jewel in the crown of this superb offering.



### **Directions**

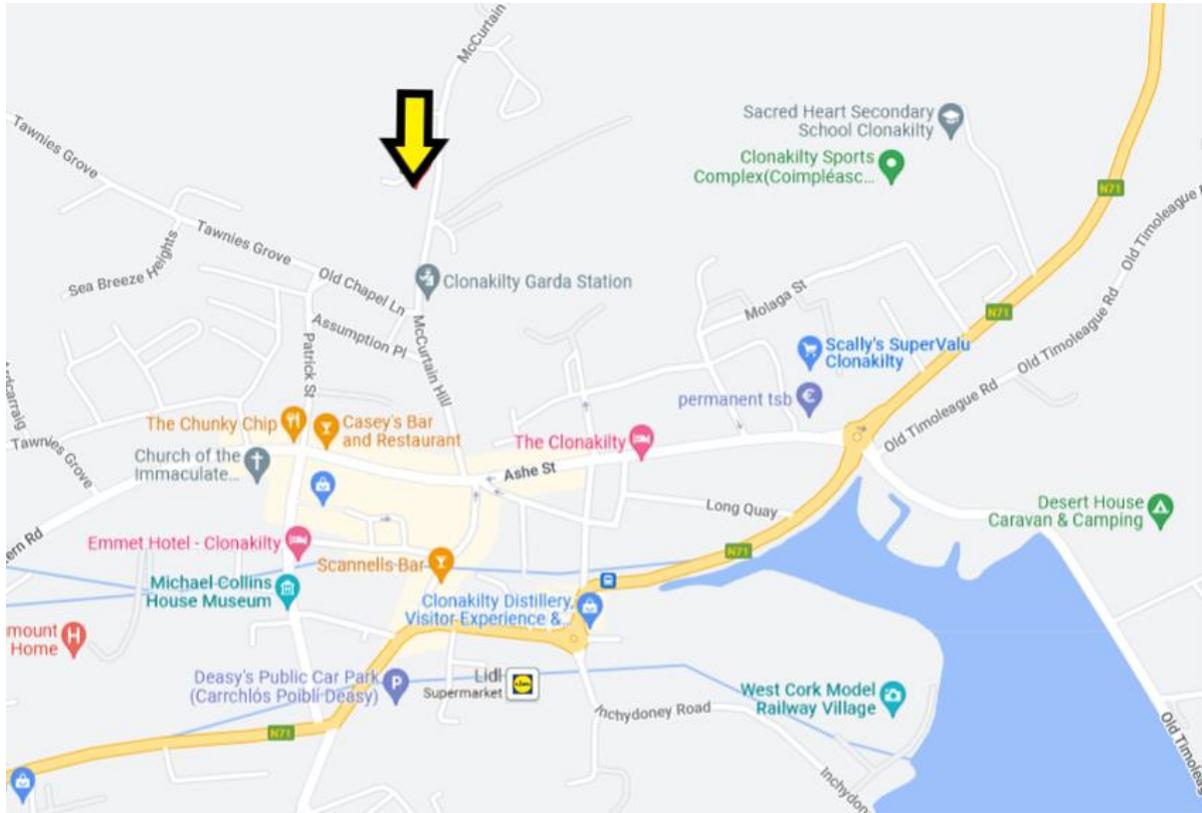
Type Eircode P85 F303 into smart phone for exact driving directions.

# GROUND 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.

## Location Map



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