

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 29 Wolfe Tone St., Clonakilty P85 ET96

- Beautifully presented & decorated to a very high standard
- Substantial three storey, 5 bedroom townhouse, c.1765 ft²
- Centrally located in the magnificent town of Clonakilty boasting 12 beaches within 12 miles
 - Superb, spacious and secluded walled rear garden with designated patio areas and convenient rear access

Offers Over €345,000

BER C3

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Exuding curb appeal, this bright, beautiful townhouse has been recently decorated and impeccably presented both inside and out. A real gem of a property, centrally located in Clonakilty town centre, within easy walking distance to secondary schools, floodlit all weather playing pitches, Supervalu retail complex, fantastic restaurants and bars. Extending to c1765 ft² this 5 bedroom townhouse is in walk in condition. The secluded, enclosed walled in garden to the rear is one of the highlights and has the benefit of an independent access to the rear.

Very bright, compliments of the large south facing windows, this townhouse would make for an ideal family home or investment property.

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 18th September 2021

Accommodation c. 164 m² / 1765 ft²





Entrance Hall 1.1 m x 5.7 m

Lovely hall with some lovely original features including ceiling rose, coving and architrave, a beautiful original staircase and timber floors.

Kitchen / Dining Room 4.5 m x 6.1 m

Fantastic spacious, bright and airy dual aspect south and north facing kitchen/dining room. The kitchen is fully fitted and country style. The integrated appliances include an oven, hob and a multi-fuel stove. This kitchen /dining room has lovely timber floors throughout, excellent lighting fitted and a beautiful exposed stone feature wall.

Family Room 2.78 m x 5.9 m

Beautiful south facing, multifunctional room with timber floors and an original marble fireplace with beautiful tiled insert and multi fuel stove. Door to utility room/WC.

Utility Room / WC 1.58 m x 3.6 m

Incorporates a very handy drying room and storage area. Plumbed for washing and drying machines and also incorporates downstairs guest toilet and timber flooring. There is also a door accessing the rear garden patio area.

Stairs to first floor landing with window facing the rear garden.





Shower Room / WC 2.27 m x 2.87 m

Stunning, beautifully decorated and spacious shower room with double shower, WC and wash hand basin. Gorgeous metro style tiles and timber floors.



Stairs to first floor landing with window facing the rear garden.

Bedroom Four 3.84 m x 4.36 m

Very spacious, bright and airy south double bedroom with extensive storage and timber flooring.

Bedroom Five 2.87 m x 3.6 m

Bright and airy south facing double bedroom timber flooring and access to a shower room.

Shower Room / WC 2.1 m x 2.65 m

Bright and spacious Jack & Gill shower room with shower, WC and wash hand basin.



Services

All mains services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. There is also a multi-fuel stove in the kitchen and a second stove in the family room. Windows and doors are UPVC double glazed. Very good Wifi is also available.

Outside

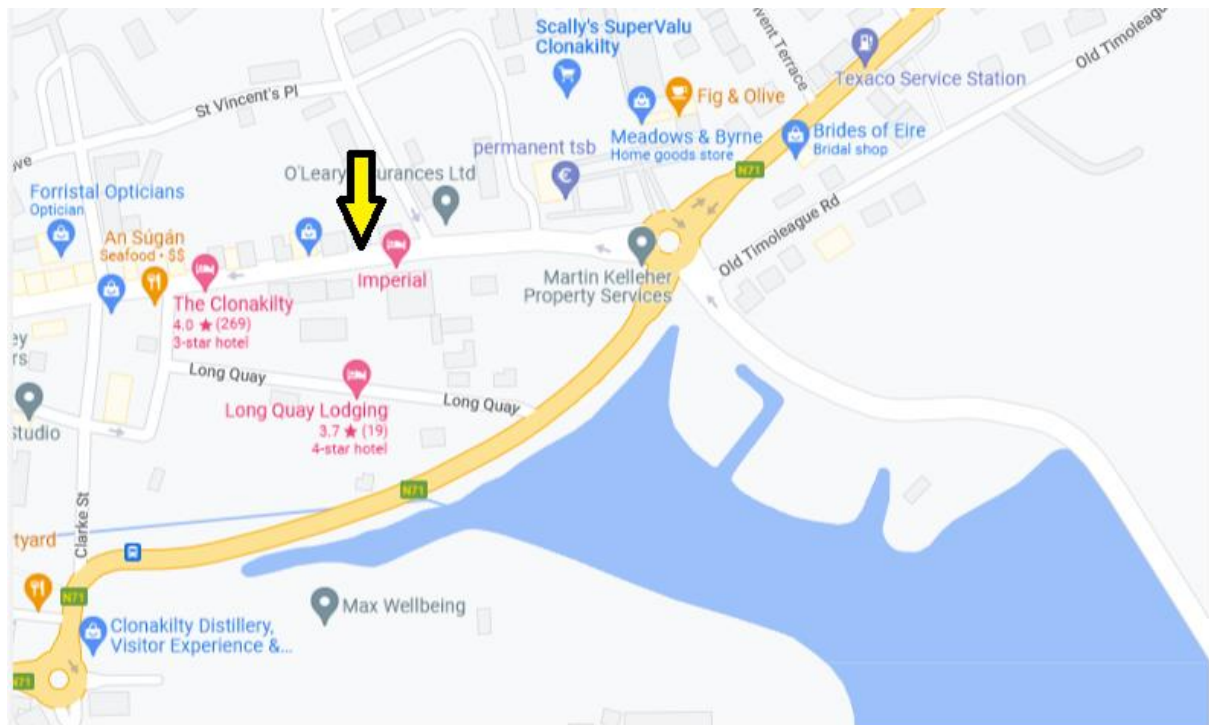
Superb, beautifully maintained, spacious and secluded walled rear garden with designated patio areas and convenient rear access. There is a lovely tiled limestone patio area directly outside the kitchen, a lawned area and a further patio area to the rear of the garden. On street parking to the front of the house.





Directions

Type Eircode P85 ET96 into smart phone for exact driving directions. On arrival into Clonakilty from the Cork side, at the roundabout take the town (3rd) exit. The property is almost directly across from the Imperial Hotel and on the right hand side of the road.





Important Notice/Disclaimer

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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.

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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



**MARTIN
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023 88 59111

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

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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