

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 7 Golden Meadows, Clonakilty, P85D407

- Main Points:** - Immaculately presented 1 bedroom bungalow within walking distance of Clonakilty Town, Dunnes Stores and Clonakilty Park Hotel
- Beautifully kept courtyard style development with a large green area
    - Car parking is available close by
    - Walk in fully furnished option available.

**AMV € 180,000**

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Immaculately presented bungalow centrally located in the Golden Meadows retirement village, adjacent to the well regarded Care Choice nursing home.

This lovely 1 bedroom residence is within walking distance of Clonakilty Town, Dunnes Stores and Clonakilty Park Hotel. Golden Meadows is a well-kept 23-house development in a courtyard style around a large green area. The house has been refurbished in recent years and is in walk in condition. Walk in fully furnished option available.

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. 49 m<sup>2</sup>/ 525 ft<sup>2</sup>**

#### **Hall 2.6m x 1.65m**

Welcoming entrance hall with timber floor and room behind the door for storage. Door into the kitchen living room or shower room.

#### **Kitchen/Sitting Room 3.3 x 8.4 m**

Spacious room with dual aspect windows east and west. Timber floor and glazed door to rear patio and green area. Fitted kitchen with oven, fridge, electric hob. There is a solid fuel stove in the sitting area adding to the comfort. Wall and ceiling fitted lighting.



### **Bedroom 2.8 x 5.3m**

Fantastic ensuite double bedroom with dual aspect windows north and west. Timber floors and a fitted wardrobe. Door into shower room or sitting room.



### **WC/Shower room 1.9m x 3.7m**

Spacious WC/shower room with doors to hall and bedroom. Non slip floor and walk in shower area/wet room. WC, wash hand basin and shower. There is a hot press/airing closet here also.



### **Outside**

There is unallocated car parking close to the front of the house. To the rear is a small patio area ideal for sitting out which leads on to the spacious, well-kept courtyard style green area.

### **Services**

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of electric heaters and there is a solid fuel stove in the sitting area. Windows are uPVC double glazed throughout and doors are timber double glazed.

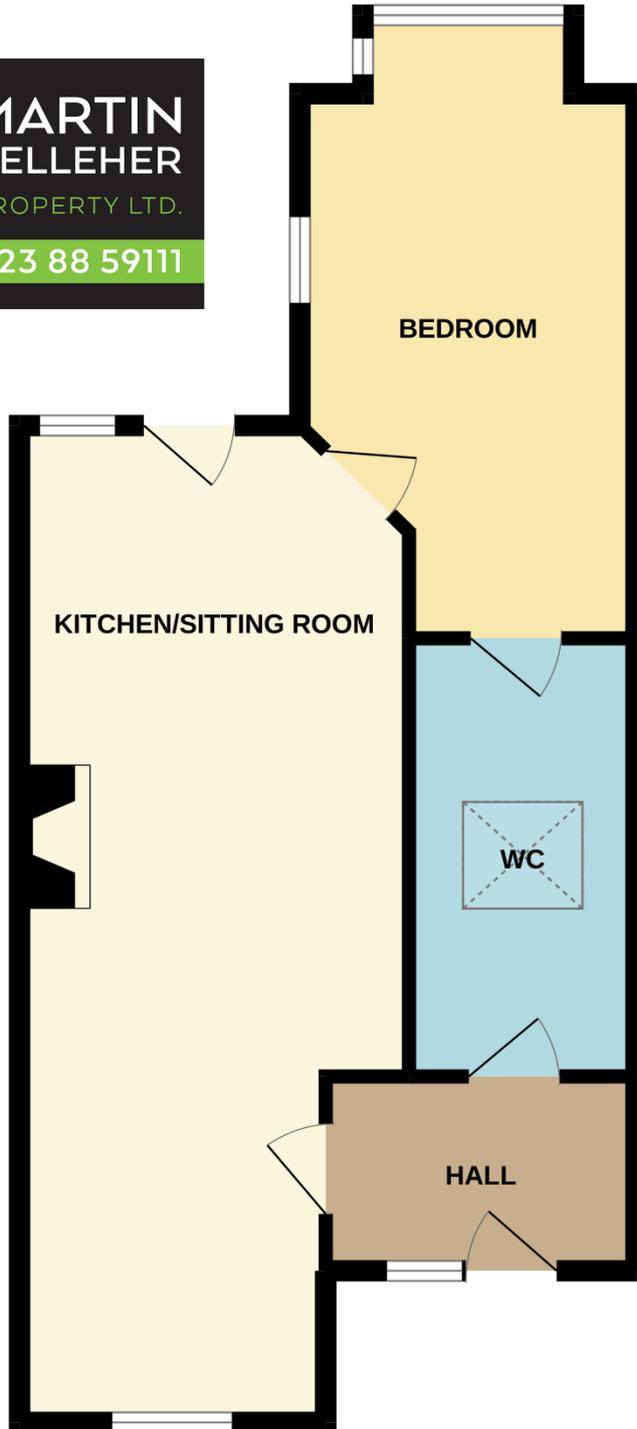


### **Directions**

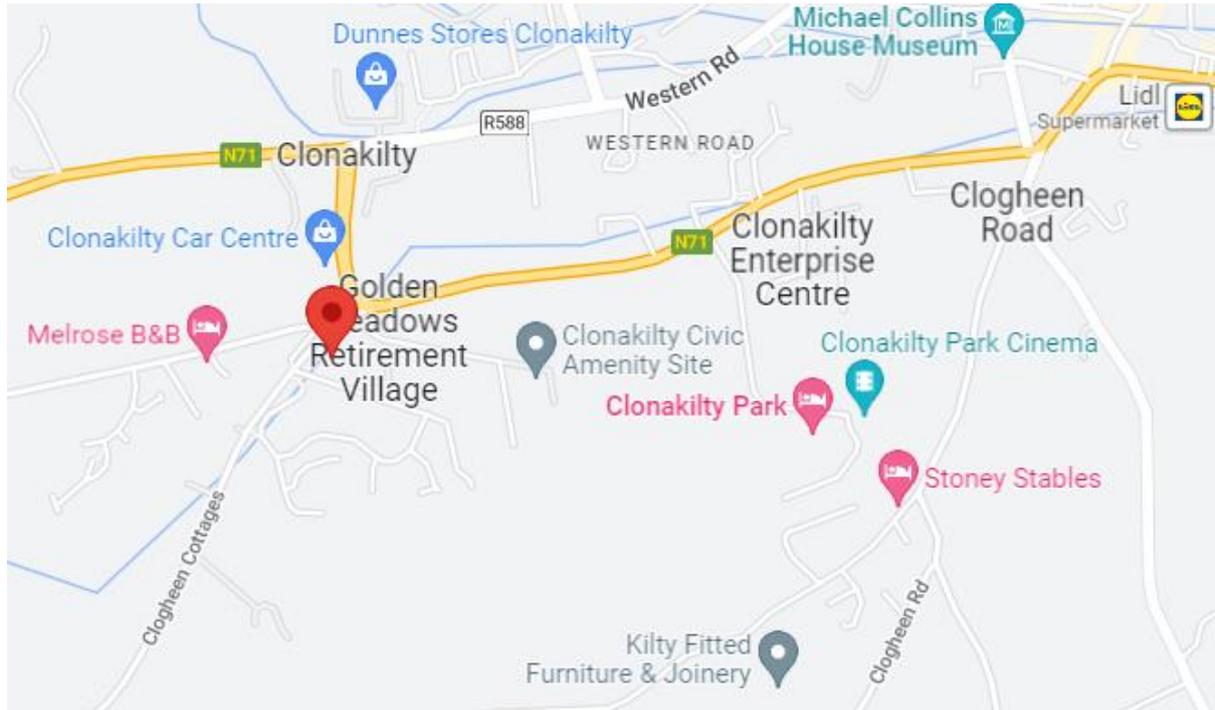
Located south of the N71 bypass road that skirts around the southern side of Clonakilty town to the rear of Care Choice Nursing Home. From the Cork side follow the bypass, beyond the entrance to the Park Hotel taking the next road left and 100 metres take another left into the Ladys Cross/Carechoice area. Type the Eircode P85 D407 into a smartphone for the exact directions to the location.

GROUND FLOOR

**MARTIN  
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**023 88 59111**



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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