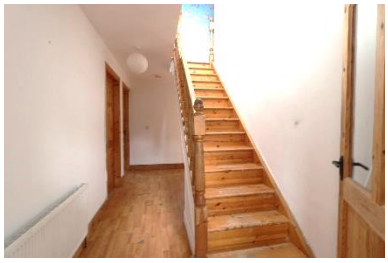
MARTIN KELLEHER
PROPERTY LTD.
PSR NO. 004347



For Sale – 2 Maulnaskehy, Park Road, Clonakilty, Co. Cork P85 P026

Main Points: - Privately situated estate – Close to all town amenities
– within a short walk of Scoil na mBuachailli, Quality Hotel Complex & Cinema and Clonakilty playground
– c. 1350 ft² with oodles of enclosed outdoor space
– accommodation incl. 4 bedrooms, kitchen, sitting room, living room, bathroom & guest toilet
– Ideal family home

Offers Over € 320,000

BER C3

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CRO No. 684543

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ipav Institute of Professional Auctioneers & Valuers

Privately situated on a safe, no through, road. Maulnaskehy estate is close to all town amenities yet enjoys a great peace as it is hidden away from the public gaze. Scoil na mBuachailli, The Quality Hotel Complex & Cinema and Clonakilty playground are all within a short walk. This 4 bedroom, c. 1350 ft² house benefits from fantastic light from the large windows. There is plenty of enclosed space around the house for parking & kids playing. Constructed in 2004 this house should be easily heated and is sure to make for an ideal family home. The house and garden are in need of refurbishment, redecoration and revamping but this will spark the interest of those who have the vision, energy and budget to transform this property into an idyllic home.

Accommodation c. 126 m² / c. 1356 ft²

Entrance Porch 1.95 m x 1 m
Tiled floor, useful area with shelfing & glazed door into entrance hall.

Entrance Hall 1.95 m x 4.66 m
Spacious entrance hall with practical, large under stairs storage area.

Sitting Room 3.56 m x 3.56 m
Bright sitting room which can open onto the kitchen. Timber floor & large, cast iron feature fire place with timber surround.

Kitchen 3.56 m / 2.44 m x 3.54 m
Bright kitchen with large south facing window. Fitted floor eye level units, integrated oven, hob, extractor, fridge freezer.

Utility Room 2 m x 1.56 m
Practical utility room with tiled floor, fitted units, sink, plumbed for washing & drying.

Guest Toilet 1.36 m x 1.45 m
Tiled floor, WC & wash hand basin.

Living Room 3.57 m x 7.27 m
Excellent, large living room with dual aspects north & south & glazed door opening onto rear. Timber floor, large, cast iron fireplace with timber surround, granite hearth.

Stairs to first floor landing
With excellent light from the Velux roof light, hot press & useful storage area from same.

Bedroom One 3.69 m x 2.83 m
Double bedroom with timber floor.

Bedroom Two 2.77 m x 2.78 m & 0.95 m x 0.95 m
Double bedroom with timber floor, very bright with south facing window.

Bathroom 3.77 m x 1.71 m
With timber floor & useful dormer storage area, WC, wash hand basin & bath.

Bedroom Three 2.57 m x 2.89 m
Double bedroom with timber floor, very bright with south facing window.

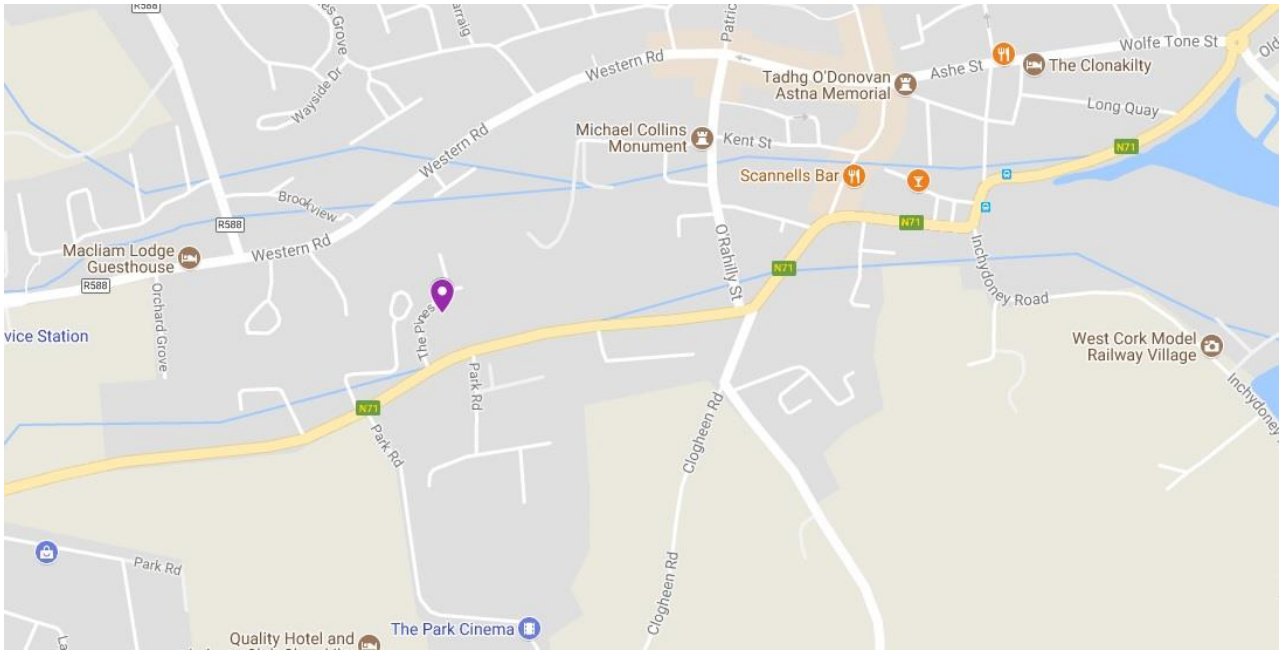
Bedroom Four 3.58 m x 2.72 m
Double or twin bedroom with timber floor & useful fitted storage in the dormer section.

Services
The property is connected to all main services including water, electricity, drainage services. Heating by means of oil fired central heating & there is a seven day programmer for same. Windows are uPVC double glazed throughout. Broadband is available.

Outside
The property is surrounded by a wall making it fully enclosed. There are double timber gates entering into the property with plenty of parking space to the side and rear of the house. On the western side there is a flat garden ideal for children.

Directions
Type Eircode P85 P026 into smart phone for exact driving directions.

Location Map



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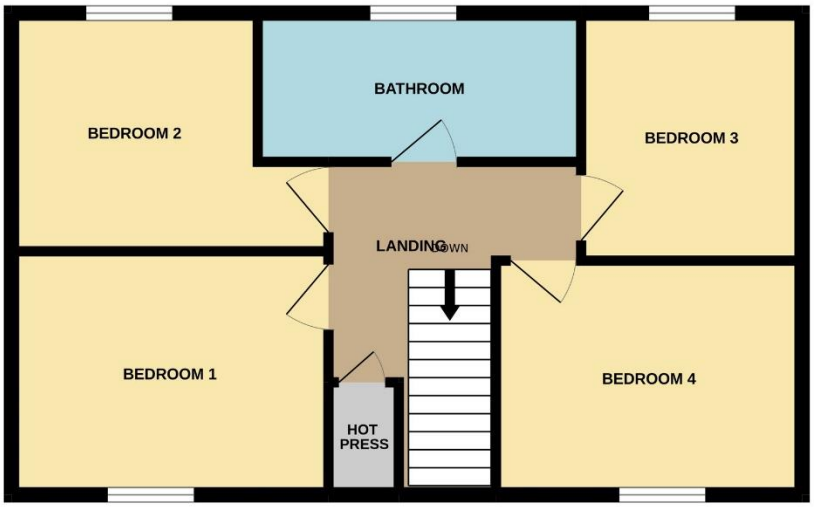
GROUND FLOOR

1ST FLOOR



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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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