

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



**For Sale – No. 9 Penthouse Apartment, Sand Quay Mill,  
Clonakilty P85 T677**

**Main Points:** Modern, secure penthouse apartment –  
Spacious with large bedroom c.830 ft<sup>2</sup>  
Impressive lounge space on the mezzanine floor overhead - Sand Quay Mill dates from the 1850's  
and the building was completely renovated in 2003 - Audio visual entry system  
- Stairs & elevator servicing all levels  
Oil fired central heating

**Offers Over € 195,000**

**BER C1**

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

This is a gorgeous penthouse in a great location yet secure, modern and very quirky. Even though there is only one bedroom (but quite large) there is great space in this apartment, c.830 Sqft with a separate kitchen living area and a very impressive lounge space on the mezzanine floor overhead. Access is via audio visual entry system which is controlled from the apartment. There is both a stairs & elevator servicing all levels and a small outside communal area for sitting out. Another great thing about this apartment is the oil-fired central heating which is very comfortable. There is a large parking area outside the front door, but spaces are not allocated.

***Located at the former quayside of Clonakilty port, this building is an interesting reminder of the town's maritime heritage. The sea retreated due to silting in the port in the mid nineteenth century, land was subsequently reclaimed, and the sense of the importance of the sea to the town has been diminished. Formerly a dockside warehouse, it is a valuable reminder of the role of the port in the town's development and its trading past. Though altered to accommodate a new use, much of the original form and fabric remain. (National Inventory of Architectural Heritage)***

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



### **Additional Features:**

- Audio visual entry system
- Stairs & elevator servicing all levels
- Oil fired central heating

**Accommodation c. 78 m<sup>2</sup> / 830 ft<sup>2</sup>**

**Features list**

- Vaulted ceilings with exposed beams
- Exposed brick detail and fantastic charm
- Video enabled intercom access to the front door below
- Mezzanine lounge area overhead

**Communal Entrance Lobby and stairwell**

Secure coded access to communal entrance hall. Take the lift or stairwell to the property. The communal areas are beautifully presented and very well maintained.

**Entrance Hall to apartment 1.2m x 3.3 m x 3.3 m x 2 m x 1.6 m x 1.2 m**

Spacious, light filled entrance hall with timber floor.



**Kitchen/Living Room 5.8m x 3.3m**

Impressive space with excellent light, vaulted ceiling and exposed wooden beams. The kitchen is fully fitted with integrated lighting & appliances. Tiled throughout.

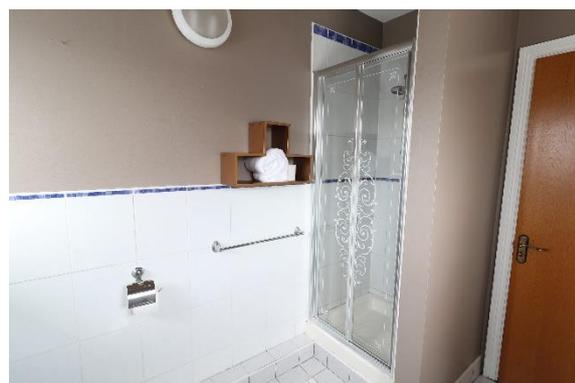
**Double Bedroom 4 m x 3.3m**

Spacious and bright double bedroom lovely Juliet Balcony and timber floors.



**Shower Room 2.5 m x 2 m**

Bright dual aspect shower room with enclosed electric shower enclosure, WC and wash hand basin.



**Mezzanine Floor overhead 4 m x 1.7 m & 3 m x 2.3 m**

Accessed from the living area via cast iron spiral staircase. Great space, suitable as a lounge, futon bedroom, reading room /TV area.



**Services**

All mains' services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. Excellent power shower. UPVC double glazed windows and doors.

**Outside**

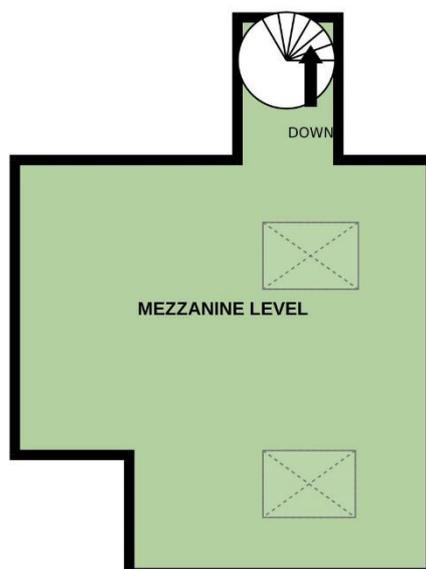
The main entrance door to the spacious lobby has a security coded door and audio-visual entry system. There is an elevator up to the apartment servicing all levels. Unallocated car parking is very close to the door. There is a small enclosed communal area outside.

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



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1ST FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

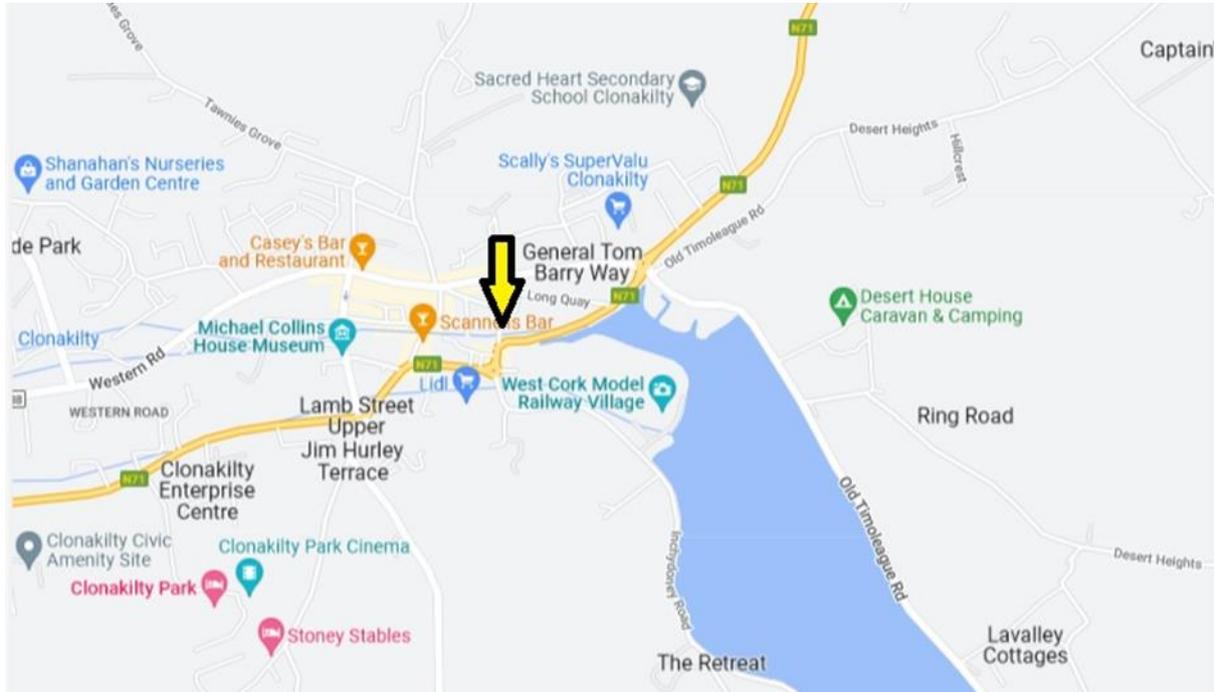
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

Type Eircode P85 T677 into smart phone for exact driving directions.

Upon entering Clonakilty from the Cork (East) side take the town exit off the first roundabout and then take a left at the Clonakilty Hotel and An Sugaan Bar & Restaurant.

## Location Map



### Important Notice/Disclaimer

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