

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 48 Wayside Crescent, Clonakilty P85 DF24

- Main Points:** - Within 8 mins walk of Clonakilty Town Centre
- Light filled c. 136.36 m² (1468 ft²) detached property with 4 bedrooms
 - Large west facing rear garden with a detached workshop/office
 - Located on a safe no-through road

Offers over € 350,000

BER C1

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Attractive 4 bedroom southwest facing detached residence is on a quiet cul-de-sac only 8 minutes' walk from town. This super convenient property is on the edge of Clonakilty, within an easy, walk to all local amenities including Gaelscoil Mhichil Ui Choileain, Fernhill Hotel and Dunnes Stores.

This spacious, light filled property c.1468 ft² also boasts a large private west facing rear garden with a very sizable workshop/office. Wayside Crescent is a very popular, safe estate located 8 min. walk to Clonakilty town centre and boasts lovely, spacious green areas.

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. 136 m² / 1468 ft²

Entrance Hall 1.9 m x 4.3 m

Bright, spacious carpeted entrance hall with storage space under the stairs.

Sitting Room 3.1 m x 3.85 m

Light filled, carpeted dual aspect sitting room with open fire with timber surround. Double doors lead to the kitchen/dining room.



Kitchen / Dining room 6.6 m x 3.2 m

Fitted kitchen with integrated oven, hob and extractor fan and plenty of storage space. Built in breakfast bar, tiled flooring and sliding patio doors to the rear garden.



Utility Room 1.6 m X 3.2 m

Spacious utility room with fitted storage units and door to the rear of the property.

Guest Toilet 2.3 m x 1.4 m

Well presented, tiled WC, wash hand basin.

Office 2.3 m x 2.8 m

Bright southwest facing multifunctional room. Carpeted throughout.



Carpeted stairs and first floor landing. Access to landing which is partially floored.

Bedroom One Ensuite 3.9 m x 4.45 m

Bright and spacious dual aspect ensuite bedroom. Fitted wardrobe. Carpeted with fitted closet.

Ensuite 2.9 m x 1.1 m

WC, wash hand basin and shower.



Bedroom Two 4 m x 2 m

Bright double bedroom carpeted throughout. Fitted wardrobe.

Bedroom Three 3.4 m x 1.9 m

Single bedroom carpeted throughout. Fitted wardrobe.



Bathroom 2.1 m x 1.9 m

Fully tiled bright bathroom with bath, WC and wash hand basin.



Bedroom Four 3.6 m x 3 m

Large bright double bedroom carpeted throughout. Fitted wardrobe.



Attic

The attic is partially floored, ideal for storage.

Services

The property is connected to all main services including water, electricity, telephone and main sewerage. Heating is via oil fired central heating and there is an open fire in the sitting room. Windows are UPVC double glazed throughout.

Outside

The property has off street car parking for two cars to the front of the house. There is a sizable garden that wraps around the house. To the rear of the property is a spacious workshop/office with two rooms and ample storage.

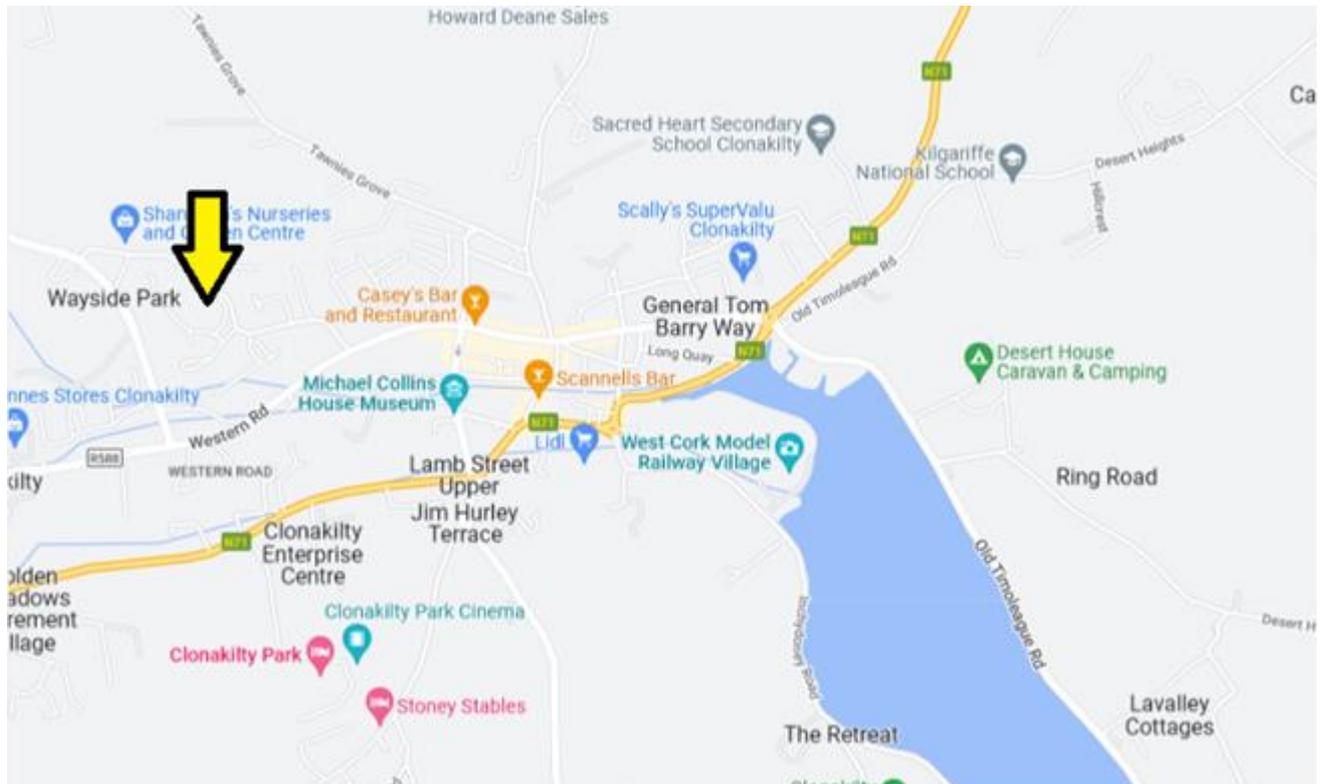


Directions

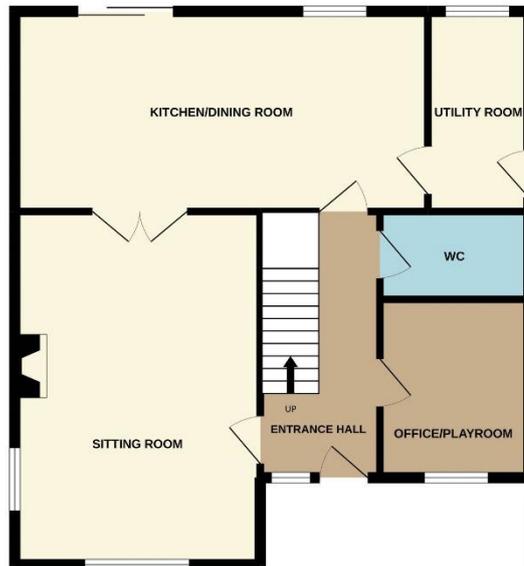
Type Eircode P85 DF24 into smart phone for exact driving directions.

From Clonakilty town pass the church and take the first turn right at (McCarthy's veterinary). Follow this road and take the second road to the left which is into Wayside Drive. After entering Wayside Drive turn right and the property is on your left-hand side.

Location Map



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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