

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 6 Old Chapel Lane, Clonakilty, Co. Cork P85 PY96

- Main Points:** - Lovely residence with the town centre on its doorstep
& Town Park around the corner
- Large, enclosed south facing garden with a raised sun patio
- Accommodation c.945 ft² incl. 3 bedrooms, shower room, hall, lounge,
sitting room, kitchen/dining room

AMV € 275,000

BER D2

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Old Chapel Lane is one of Clonakilty's residential gems. Even though the vibrant town centre is right on its doorstep it suffers none of the associated town noise. Close by is the security of the Garda Station and around the corner one of the areas most fascinating town parks with its wooden sculptures. The property is complemented by a large, enclosed south facing garden and a raised sun patio, ideal for sitting out and taking in the sunshine from this elevated position. The character filled accommodation includes 3 bedrooms and extends to c. 945 ft². It also includes a hall, lounge, sitting room and shower room. This sale will spark the interest of those who have the vision to enhance this special property into an idyllic home in a peaceful setting.

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. 88 m²/ 945 ft²

Entrance Hall 1.8 m x 2.8 m

Welcoming, carpeted entrance hall with under stairs storage.

Lounge 2.7 m x 2.8 m

Cosy lounge with window to front yard. Open fireplace with antique fireplace surround, carpeted and roller blind.

Sitting Room 4.5 m x 3.5 m

With door out to kitchen and window to the rear garden, carpeted, fitted TV corner unit, display cabinet and storage space under the stairs. Open fireplace with electric fire inserts, ceiling coving.

Kitchen / Dining 3 m x 5 m

Spacious kitchen dining space with lovely picture window facing south overlooking the garden. Fitted kitchen with storage space and double oven sink plumbed for washing machine. Dining space off to the side and door to rear yard.



Carpeted Stairs to first floor landing

Bedroom Three 3.5 m x 2.9 m

Double bedroom ensuite with south facing window with views down over Clonakilty. Carpeted.

Bedroom Two 3.5 m x 2.4 m

Double bedroom, Window to rear yard and garden. wooden floor and fitted wardrobe.



Shower Room 3.5 m x 2.75 m

Electric shower, WC and wash hand basin.



Bedroom One 3 m x 2.6 m

Double bedroom with wooden floor and excellent view to rear garden.

Services

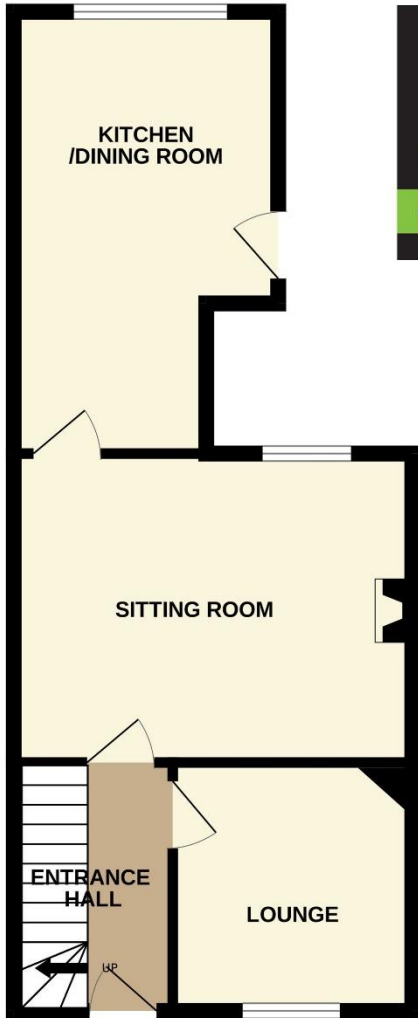
All main services are connected including water, electricity, telephone and mains sewage. Windows and doors are uPVC double glazed. There is oil fired central heating.

Outside

To the front of the house is a small yard with gate onto the footpath outside. To the rear is a patio area, a substantial south facing garden with rear access onto the street and a garden shed. The garden is private and secluded.



GROUND FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.
023 88 59111

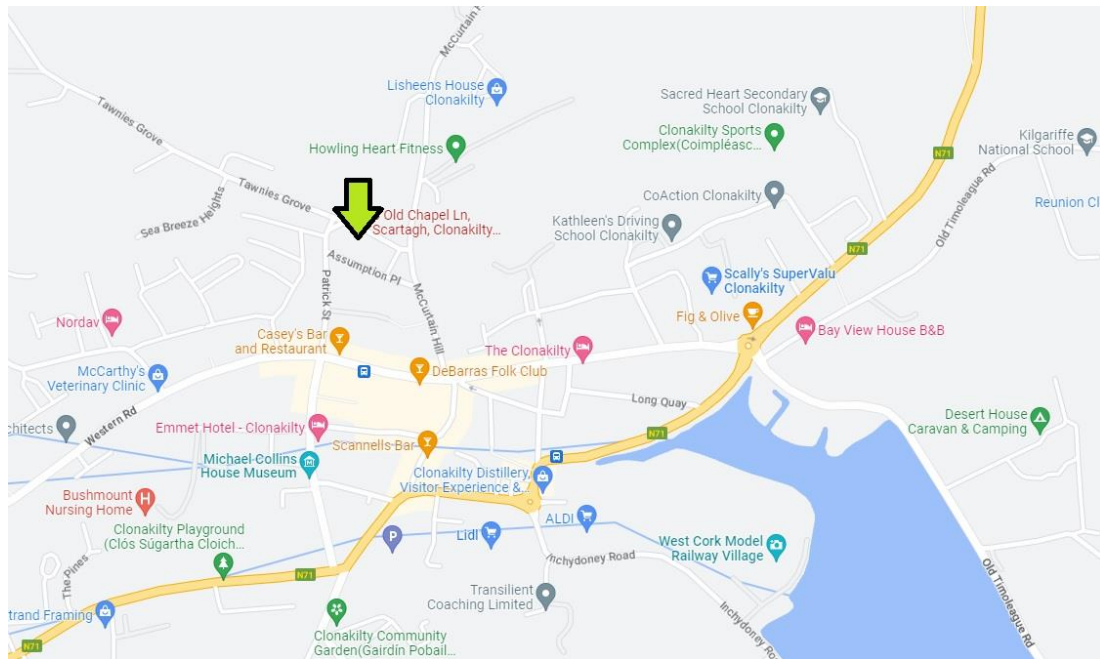
1ST FLOOR



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 PY96 into smart phone for exact driving directions.



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