

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – Galvez, Western Road, Clonakilty, Co. Cork P85 X280

Main Points:

- Picture perfect single storey house in beautiful, elevated setting
 - 3-bedroom dwelling with c. 1222 Sqft and detached garage
 - Spacious gardens front and rear
- Mature and quiet residential location within a short walk of town centre

AMV € 395,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



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Auctioneers & Valuers

It is hard to imagine a better residential location. Galvez is an elevated bungalow dwelling on a magnificent plot within a short walk of Clonakilty town centre. You are reminded why it's rare a house comes up for sale along this road.

The highlights are the wonderful, mature front and rear gardens complimented by a spacious detached 20 m² garage.

This detached house located only 2 minutes' walk to the middle of Clonakilty town centre boasting an abundance bars, eateries and boutiques. Extending to c.1222 ft² this is a deceptively spacious 3 bedroom property. This sale will spark the interest of those who have the vision, energy and budget to further enhance this special property into an idyllic home.

Accommodation includes entrance hall, sitting room, dining room, kitchen, 2 double and 1 single bedrooms, shower room, adjacent utility room with toilet.

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

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. 113 m²/ 1222 ft²

Entrance Hall 1.5 m x 6.3 m

Wide, welcoming entrance hall with ceiling coving and fitted storage/hot press off.

Sitting Room 4.2 m x 3.3 m

Comfortable sitting room with south facing view from the large window. Carpeted with ceiling coving and picture rail. Fitted storage and display cabinets on either side of the chimney breast. There is an open fireplace with tiled surround.

Dining Room 4.2 m x 3.3 m

Spacious dining room with window facing east, ceiling coving and picture rail. Carpeted with fitted storage and display cabinets on either side of the chimney breast.

Kitchen 3.6 m x 2.9 m

Fully fitted kitchen with plenty of storage units, fitted double oven and extractor fan. Ceiling coving, door to rear yard.

Shower Room 2.2 m x 2.9 m

With fitted storage units, WC and wash hand basin. Double shower tray with dual showers, one from the immersion and one electric shower.

Bedroom One 4.2 m x 3.7 m

Large double bedroom with excellent light from the large south facing window. Carpeted, ceiling coving and picture rail. Large, fitted wardrobe with dresser and vanity area.



Bedroom Two 2.8 m x 2.7 m

Spacious single bedroom, carpeted with ceiling coving, picture rail and fitted wardrobe.

Bedroom Three 3.9 m x 2.9 m

Spacious double bedroom with west facing window. Timber floor, ceiling coving, picture rail and fitted wardrobe.

Attached Utility Room 5.5 m x 2.7 m

This is accessible from a doorway from the rear yard and is a spacious room with plenty of fitted storage units, sink and there is also a toilet here.

Garage 7 m x 3.5 m

Detached, open plan, garage, extends to c. 20 m² and has a dual aspect with an up and over loading door, a small pedestrian door and a window.



Services

The property is connected to all main service including electricity, telephone, water and sewage services. There is high-speed broadband available in the area.

Outside

The property is approached via a stone wall and pillared entrance with a tarmac driveway up to and around the side of the house. There is a cobble lock surfaced parking space at the front. The garden is well stocked with mature plants and shrubs and hedges surrounding.

Directions

Type Eircode P85 X280 into smart phone for exact driving directions. Driving from Clonakilty town centre heading west, pass the church and the property house is approx. 400 metres on the right hand side beyond Centra shop.

GROUND FLOOR

**MARTIN
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Location Map



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