

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – 8 Sea Breeze Heights, Clonakilty Co. Cork P85 W882

- Main Points:** - Location, Location, Location just 250 metres from the main street in Clonakilty  
- Quiet and exclusive estate privately situated on a safe, no through road  
- Elevated setting with superb views over Clonakilty town  
- 3-bedroom 1275 Sqft house with generous private plot size  
- Large split-level garden beautifully maintained

**Offers over € 430,000**



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



Privately situated Sea Breeze Heights estate, is exclusive, quiet, with no through road yet situated just 250 metres from the main street of Clonakilty.

This beautifully maintained estate is so close to all town amenities yet enjoys a very low key almost countryside feel to it.

The elevated setting enhances the light filled interior of this impeccably presented property.

In absolute walk-in condition this 1275 ft<sup>2</sup> house has a practical layout of 3 double bedrooms/2 bathrooms/2 receptions and storage space.

The residence is privately set back on its own leafy grounds which are well stocked with an array of trees and colourful shrubs.

Viewing highly recommended.

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





**Accommodation c. 118m<sup>2</sup>/ 1275 ft<sup>2</sup>**

**Porch 3.2 m x 1.1 m**

Sliding doors lead to a light-filled, tiled porch.

**Entrance Hall 2 m x 3 m**

Wide welcoming entrance hall tiled throughout. Lovely ceiling coving.

**Utility Room**

Fitted units & plumbed for washing & drying machine. Door leading to the east side of the house.

**Kitchen 2.92 m x 3.67 m**

Fully fitted attractive kitchen with plenty of storage space and integrated appliances incl. cooker, extractor fan, oven and microwave. There is a lovely island with granite worktop. Kitchen is beautifully tiled throughout and the worktops are also granite. Door connecting to the dining area, utility room and there is a useful closet storage space here also. Lovely ceiling coving.

**Dining Area 3.13 m x 4 m**

Bright and spacious dining room with large window. Tiled throughout with double doors to the sitting room allowing for great flexibility of use. Lovely ceiling rose and coving.

**Sitting Room 4 m x 4.77 m**

Spacious, light filled room with large south facing window views. Large solid fuel stove with elegant fire surround and granite hearth. Timber floors and lovely ceiling coving.



**Storage Closet**

**Guest Toilet**

Guest toilet with WC and wash hand basin. Tiled flooring.

**Solid wood stairs to first floor landing, airing closet/hot press and handy pull downstairs to attic space overhead.**

**Bedroom One 3.1 m x 4.3 m**

Spacious ensuite double bedroom. Light filled bedroom with stunning, panoramic views over Clonakilty town. Fitted slide robes. Lovely ceiling rose and coving. Wooden floors.

**Ensuite 2.2 m x 1.6 m**

WC, wash hand basin & shower.

**Bedroom Two 3.4 m x 3.9 m**

Spacious double bedroom with large, fitted wardrobe. Lovely ceiling rose and coving. Wooden floors.

**Bedroom Three 3.8 m x 3.4 m**

Spacious double bedroom with timber floors. Light filled, south facing bedroom with two windows and stunning, panoramic views over Clonakilty town. Lovely ceiling rose and coving. Wooden floors.

**Bathroom 2.5 m x 3.2 m**

Bright and spacious, the bathroom with bath, wash hand basin & WC.

**Services**

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating electric heaters and there is a large solid fuel stove in the sitting room. All windows & doors are uPVC double glazed throughout.

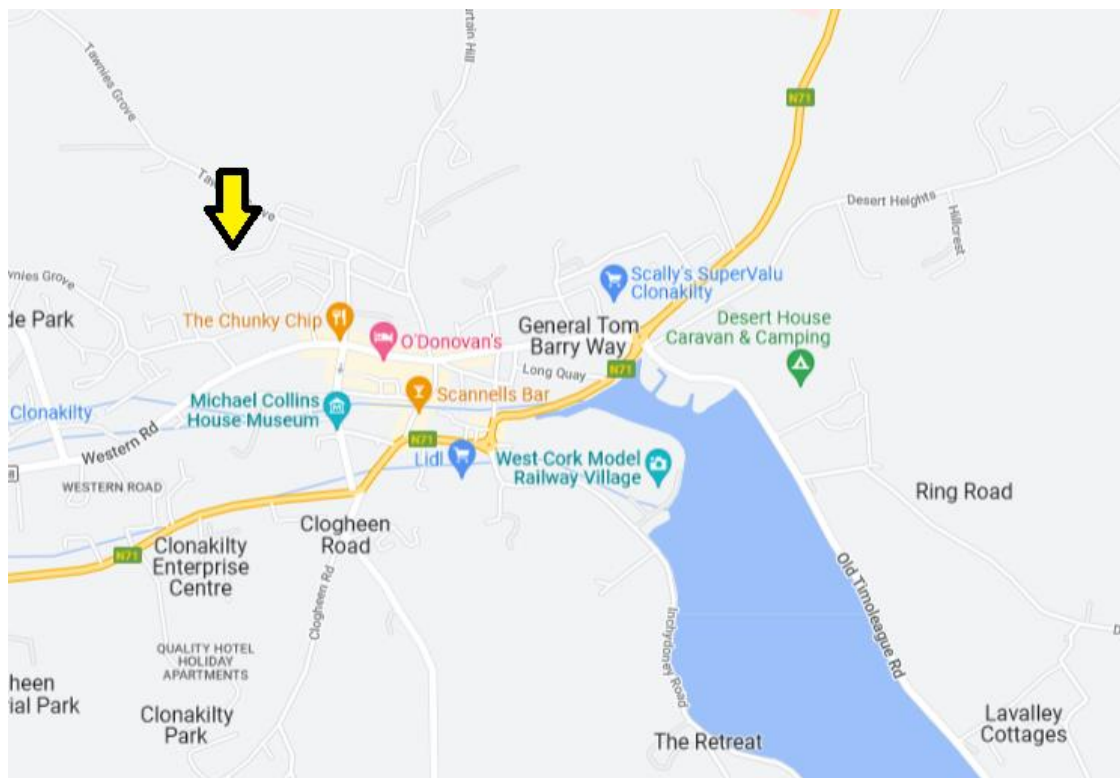
**Outside**

The fantastic split-level garden which is immaculately maintained has a lovely viewing area to the rear and is well stocked with mature plants and hedging. A tarmac drive leads up from the estate road to a car parking area to the front of the house.



### Directions

For directions type Eircode P85 W882 into smart phone. From main street Clonakilty turn right up the hill at Mick Finns pub. At the top of the hill turn left. C. 250 metres turn left into Sea Breeze estate.

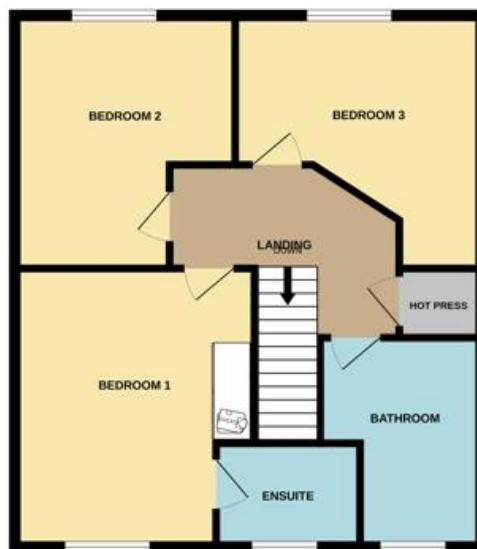




GROUND FLOOR



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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