

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 57 Tawnies Crescent, Clonakilty Co. Cork P85 VO68

- Main Points:** - Quiet location only 3 min. walk to Clonakilty town centre  
- 3 bedroom townhouse with developed attic & two further storage rooms - In great condition extending to c. 1250 ft<sup>2</sup>  
- Large split level enclosed, rear yard with stunning features  
- Easily managed property to trade down or for first time buyers looking for a great location

**Offers Over € 285,000**

**BER C3**

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

With a super location in this quiet residential area, this comfortable townhouse is only 3 minutes walk to the middle of Clonakilty town. Complemented by an exceptionally large enclosed, rear garden which has stunning features and access from the side of the house. This well kept 3 bedroom house is in good condition and extends to c. 1250 ft<sup>2</sup>. Internally, the attic is developed to provide two further rooms.

There is a small front garden and the rear garden has a side access and boasts a covered patio area, beautifully slabbed patio area and a bar/home office/storage.

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. 116 m<sup>2</sup>/ 1250 ft<sup>2</sup>**

#### **Entrance Hall 1.8 m x 3 m**

Bright, south facing and welcoming entrance hall with tiled floors.

#### **Sitting Room 3.3 m x 4.2 m**

Spacious, light filled south facing room. Open fire with wooden surround and marble hearth. Lovely ceiling rose and coving. Wooden floors.



**Kitchen / Dining Room 5.2 m x 3.3 m**

Fully fitted attractive kitchen with feature brick splashback and integrated appliances incl. dishwasher, double oven, hob and extractor fan. There is also a raised breakfast bar. There are sliding doors to a rear enclosed patio area.



**Carpeted stairs to first floor landing**

**Master Bedroom One 3 m x 4.3 m**

Spacious double bedroom. Light filled, south facing bedroom facing on to a green area. Fitted storage, wooden floors and ceiling rose.





**Bedroom Two / Office / Study 1.8 m x 2.3 m**

Spacious double bedroom with fitted wardrobes and timber floors.

**Bedroom Three 3.5 m x 2.6 m**

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

**Bathroom 2.5 m x 2.3 m**

Spacious bathroom with bath, wash hand basin, WC and attractive vanity unit.





**Carpeted stairs to second floor landing**

**Landing 4m x 1.4 m**

Landing with built in storage into the eaves

**Storage Area One / Office / Study 2.4 m x 2.4 m**

Timber clad walls and ceiling with Velux window and timber floors.

**Storage Area Two / Office / Study 4 m x 2 m**

Timber clad walls and ceiling with Velux window and timber floors.

### **Services**

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means a condenser oil boiler and solar panels provide the source of hot water. There is also an open fire in the sitting room. All windows & doors are uPVC double glazed throughout. Furthermore both the front and the back of the property have been pumped.

### **Outside**

The rear garden boasts a covered patio area with power/sockets, a small utility room with power, a beautifully slabbed patio area, a bar/office space and storage area.

**Garden / Entertainment Space 4.6 m x 2.7 m**

Very flexible, multi-purpose space.

Covered Patio Area



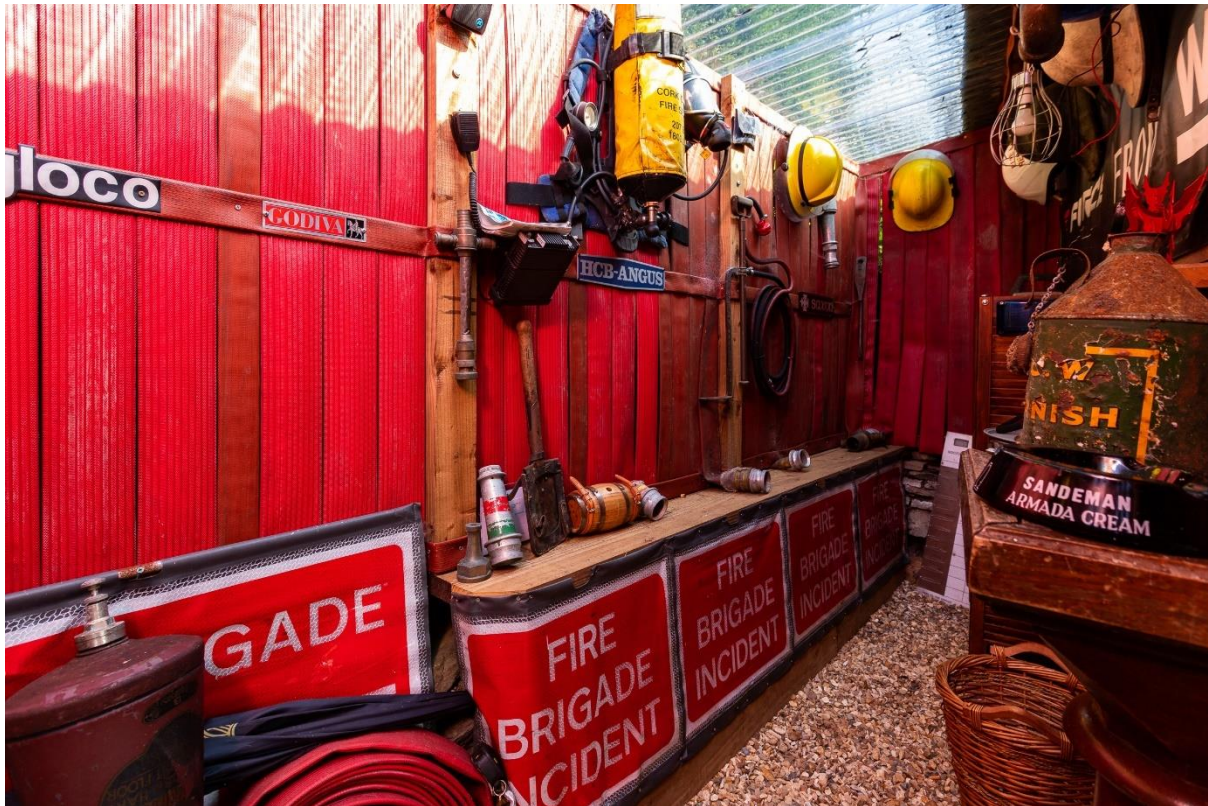
**Slabbed Patio Area**



**Garden / Entertainment Space**

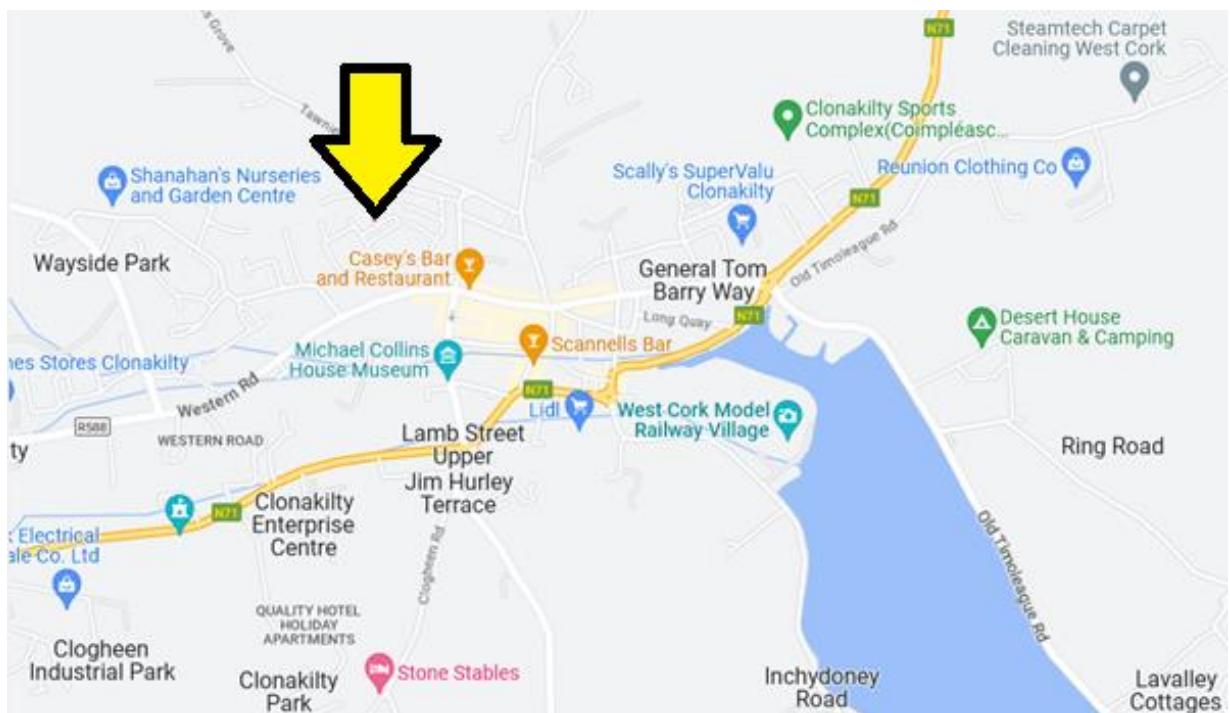


## Storage Area



## Directions

For directions type Eircode P85 V068 into smart phone.





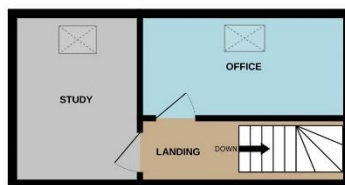
GROUND FLOOR



1ST FLOOR



2ND 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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