

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 7 Patrick Street, Clonakilty Co. Cork P85 H240

### Main Points:

- Close to the main street & a short ramble to all of Clonakilty's amenities
  - Easy to manage c. 700 ft<sup>2</sup> 2 bedroom/2 bathroom house
    - Large windows and roof lights, bright inside
    - Small west facing patio
- Accommodation incl. large kitchen/living room, guest toilet, under stairs storage, airing closet, bathroom, 2 double bedrooms.

**Offers Over € 240,000**

**BER C3**

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Location, Location, Location, this property is close to the main street and is a short ramble to all of Clonakilty's many amenities. This townhouse is easy to manage and run c. 700 ft<sup>2</sup> with 2 bedrooms and large windows, roof lights and a small patio. Finishes include oak doors, ceiling coving, recessed ceiling spotlights, chrome sockets, efficient ceramic electric heaters.

Accommodation incl. large kitchen/living room, guest toilet, understairs storage, airing closet, bathroom, 2 double bedrooms.

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. 65 m<sup>2</sup>/ 700 ft<sup>2</sup>**

**High quality finish including solid oak doors, ceiling coving and chrome sockets.**

**Kitchen / Dining / Living Room 4.25 m x 5.35 m / 2.6 m x 3.3 m**

Secure entrance door to kitchen / living room. Impressive open space with window to street and glazed patio door to rear west facing yard. Ceiling coving and recessed ceiling spotlights. Under stairs storage space. Kitchen with fridge, freezer, oven, hob, extractor and washing machine.

**Guest Toilet 1.1 m x 1.8 m**

WC and wash hand basin.

**Carpeted stairs to first floor landing. Ceiling coving and airing cupboard/hot press.**

**Bedroom One 2.6 m x 3.2 m**

Double bedroom with 2 west facing windows. Carpeted, ceiling coving and recessed ceiling spotlights.

**Bathroom 2.15 m x 2.3 m**

Beautifully tiled. Ceiling coving and recessed ceiling spotlights. Bath, WC, wash hand basin and polished porcelain tiles. Large roof light.

**Bedroom Two 4.25 m x 2.9 m**

Double bedroom with 2 east facing windows. Carpeted and ceiling coving.

**Services**

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of electric heating. All windows & doors are uPVC double glazed throughout.

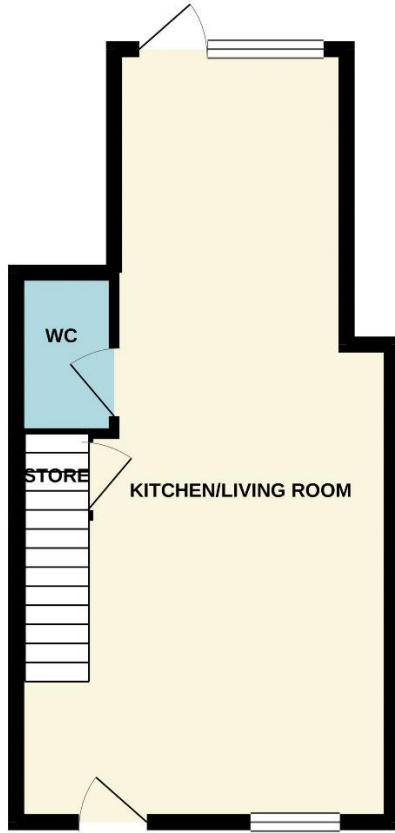
**Yard 1.5 m x 4 m**

Small, west facing yard.

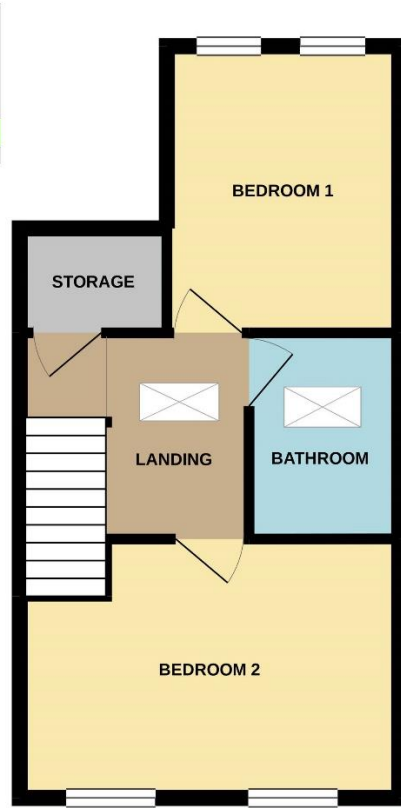
**Directions**

Type Eircode P85 H240 into smart phone for exact driving directions.

GROUND FLOOR



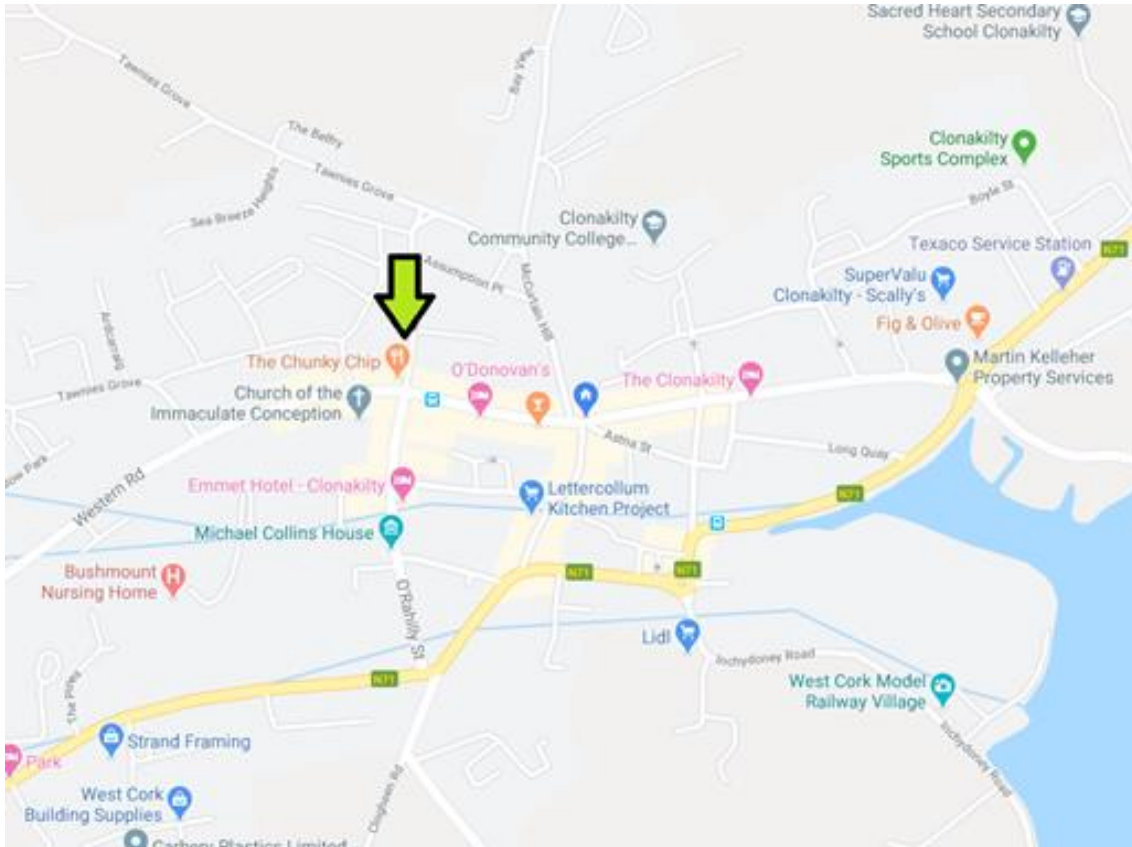
1ST FLOOR



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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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