

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 25 Wolfe Tone St, Clonakilty, P85 KC93

Main Points –

- Location, Location, Location
- Well-presented three storey townhouse c.960ft²
- Centrally located in the magnificent town of Clonakilty with nearby Inchydoney beach
 - Rear access, yard & new garden shed

Offers over € 250,000

BER E2

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | info@martinkelleher.ie | martinkelleher.ie

CRO No. 684543



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This very attractive townhouse is centrally located just off Clonakilty town centre, within an easy walk to 2 secondary schools, floodlit all weather playing pitches, Supervalu retail complex and Clonakilty's abundance of bars, eateries and boutiques. Extending to c.960 ft² this 3 bedroom property is presented in walk in condition. There is rear vehicular access to the long back yard with new steel framed shed c. 100 Sqft.

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. 89 m²/ 960 ft²

Sitting Room / Dining Room 2.5 m x 4 m & 2.9 m x 2.2 m

Bright and airy with light streaming through the large south facing window. Tiled throughout with open fire, wooden surround and marble hearth.



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Kitchen / Dining Room 2.8 m x 3 m & 3.75 m x 2 m

Well-equipped fitted kitchen with ample storage units. Tiled floor with large north facing window and door leading a spacious rear patio area and new steel framed garden shed.



WC 0.95 m x 2.4 m

Tiled throughout, plumbed for washing machine.

Stairs to first floor

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Bathroom 2.1 m x 3.2 m

Spacious, bright and airy bathroom with tiled floor, WC, wash hand basin, bath & shower. Hotpress.



Bedroom One 3.8 m x 2.85 m

Lovely bright and spacious double bedroom with large south facing window. Timber flooring.

Stairs to second floor

Bedroom Two 2.1 m x 3.2 m

Bright single bedroom with large north facing Velux window and timber flooring.

Bedroom Three 3.8 m x 2.8 m

Bright and spacious double bedroom with large south facing Velux window. Timber flooring.

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Outside

To the rear of the property there is a spacious patio area. There is rear vehicular access to the long back yard with new steel framed shed c. 100 Sqft and a narrow concreted area that extends all the way to the road to the rear that serves the Community School. The area is multi-functional and has substantial space for car parking, potential to be lawned, used as vegetable garden etc. The rear outside area has the potential to spark the creative juices of the green fingered enthusiast. There is on street unallocated car parking available to the front of the house.

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Services

The property is connected to all main services including water, sewage, electricity and telephone services. Broadband is available. Windows are uPVC double glazed. Heating is by means of Oil Fired Central Heating and there is an open fire in the sitting room.

Directions: Type Eircode P85 KC93 into smart phone for exact driving directions. On arrival into Clonakilty from the Cork side, at the roundabout take the town (3rd) exit. Drive approximately 200 metres passing the Imperial Hotel and the house is on the right hand side.

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GROUND FLOOR
(84 SQ. FT. (7.74 SQ.M.) approx.)



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1ST FLOOR
(28 SQ. FT. (2.59 SQ.M.) approx.)



2ND FLOOR
(80 SQ. FT. (7.42 SQ.M.) approx.)



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

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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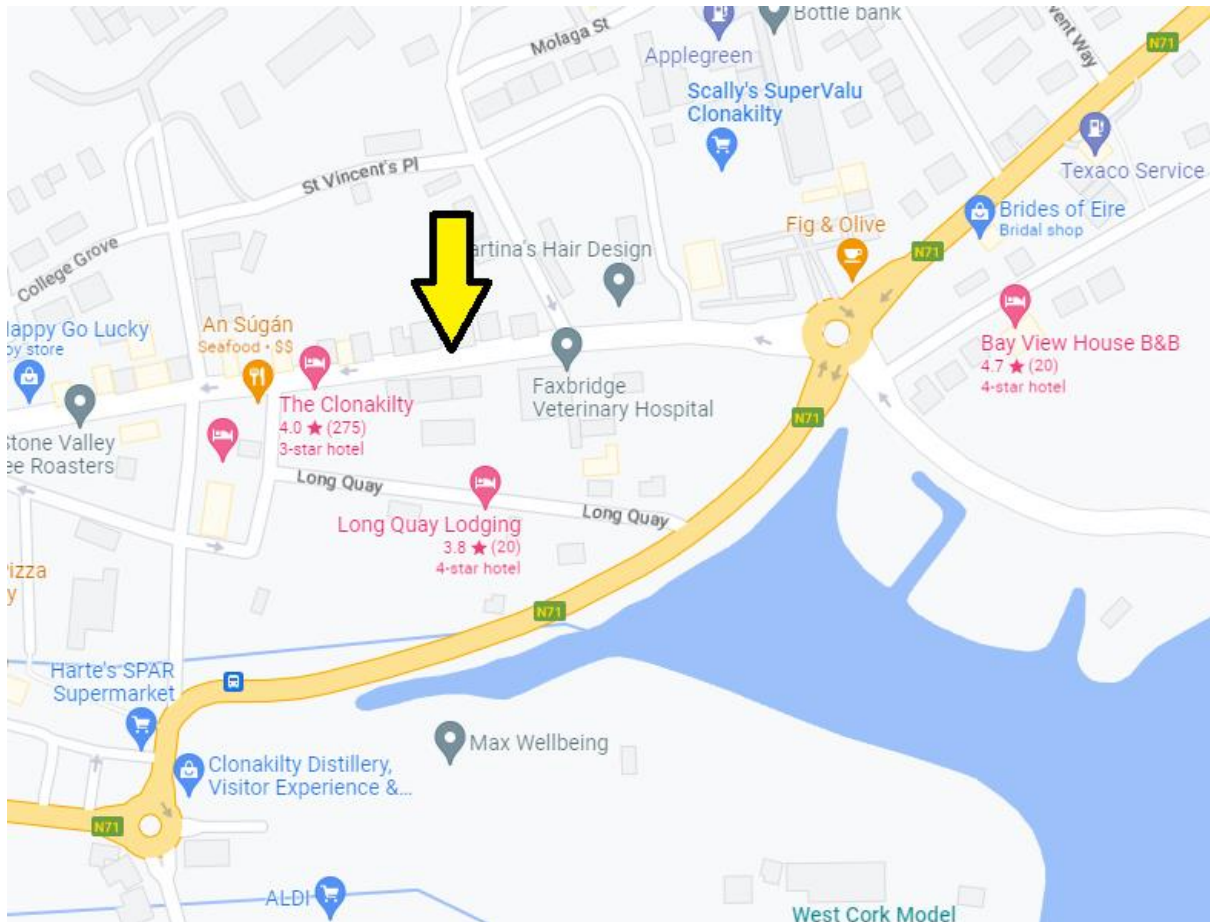
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Location Map



Important Notice/Disclaimer

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