

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 37 Woodlands, Clonakilty Co. Cork P85 HD42

Main Points:

- Super convenient and ready to move into Clonakilty home
- Walking distance of town centre, schools & shops
- c. 970 ft², 3 bedroom house with large enclosed rear decking/patio area
- Very good C2 BER rating

Offers Over € 265,000

BER C2

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Super convenient and ready to move into Clonakilty home in the lush, sought-after setting of Woodlands. This bright, light-filled 3-bedroom house is complimented by a south facing aspect overlooking a well maintained green area. The property has a large enclosed rear garden currently laid out in decking (needing upgrading) and patio areas, two sheds and rear access. Constructed in 2001 this property is quietly tucked away in a cul de sac in this mature and leafy estate. There is a footpath from the estate into the town centre. Located 8 minutes' walk from Clonakilty town centre close to Dunnes Stores and a stone's throw from Gaelscoil Mhichil Ui Choileann, the setting is sublime.

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.

Accommodation c. 90 m²/ 970 ft²

Entrance Hall 1.9 m x 5.7 m

Bright, welcoming entrance hall with convenient under stairs storage. Tiled throughout.

Sitting Room 4.7 m x 3.3 m

Spacious, light filled room with large south facing window and views onto the well maintained green area to the front of the house. Open fireplace and wooden floor.

Kitchen Dining Room 5.2 m x 3.5 m

Fitted kitchen, tiled throughout with integrated appliances incl. double oven, hob and extractor fan. Door to rear garden.

Carpeted stairs to first floor landing with airing closet/hot press

Bedroom One 3.5 m x 3 m

Spacious ensuite double bedroom. Ample fitted storage, carpeted throughout.

Ensuite 2.6 m x 0.9 m

Ensuite with WC, wash hand basin & shower. Tiled flooring.

Bedroom Two 3.6 m x 2.6 m

Light filled, south facing spacious double bedroom overlooking the green area. Carpeted throughout.

Bedroom Three 3.1 m x 2.4 m

Light filled, south facing bedroom with timber floors overlooking the green area.

Bathroom 2.1 m x 1.7 m

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

Services

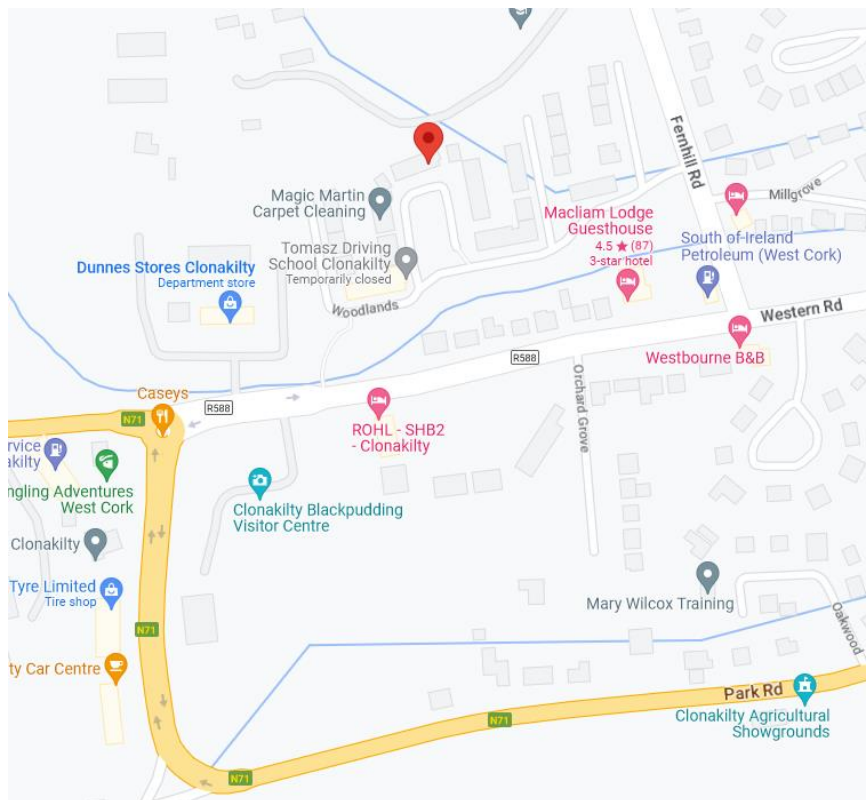
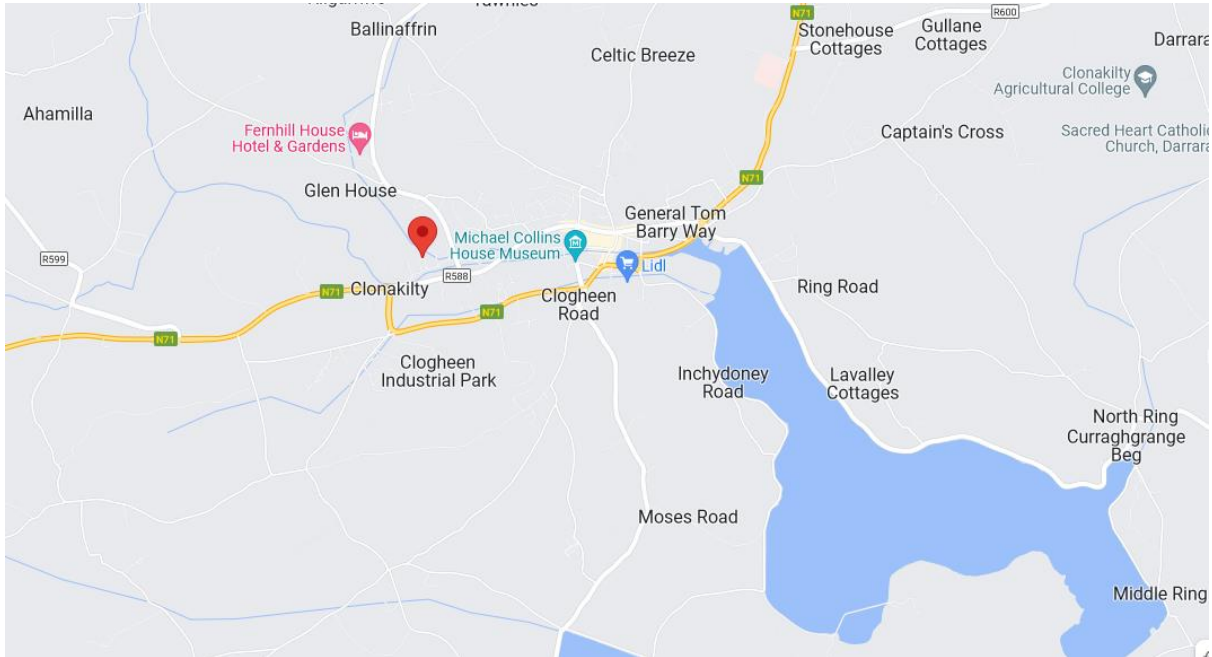
The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Broadband available. Heating is by means of oil-fired central heating and an open fire in the sitting room. There is an very good C2 energy rating. All windows are uPVC double glazed throughout.

Outside

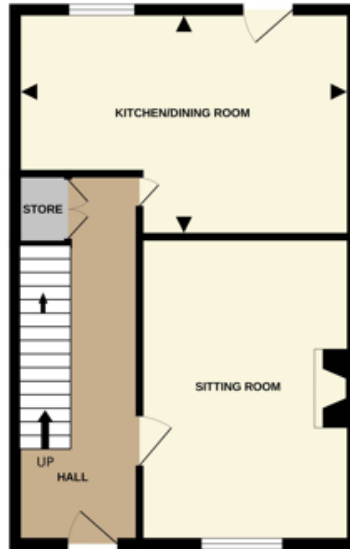
The property is situated in a quiet corner of Woodlands estate surrounded by mature trees, hedges and green areas. The property has its own off street parking for one car and access to further communal parking nearby. The garden has great potential for the green fingered enthusiast.

Directions

For directions type Eircode P85 HD42 into smart phone.



GROUND FLOOR



1ST FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.
023 88 59111

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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