

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 71 Ladys Cross, Clonakilty P85 W421

Main Points: Superbly built 4 bedroom semi-detached house

- Extending to c. 1510 ft² with fully floored & easily accessed attic
- Great location opposite the green in an established, family friendly & safe estate
 - Private off street car parking
- Requires redecoration and time and energy in the garden

Offers Over € 370,000

BER C1

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Martin Kelleher Property Limited are delighted to present for sale this superbly built detached property in one of Clonakilty's best residential locations.

No. 71 is a 4 bedroom linked-detached home with a spacious c. c. 1510 ft².

A fantastic feature is the fully floored and easily accessed attic of c. 390 ft².

This property has private off street car parking and is located directly opposite the main green area.

The Lady's Cross development is located just 1 mile from Clonakilty town centre and within easy walking distance of Dunnes Stores, the superb Quality Hotel & Leisure Centre, schools and local GAA and Rugby sports facilities. 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 18th September 2021

Accommodation c. 140 m² / 1510 ft²

Entrance Hall

Spacious entrance hall with timber floors and versatile store room.

Downstairs Guest Toilet 1.8 m x 0.9 m

Tiled, spacious guest toilet with WC, wash hand basin and window.

Sitting Room 4.2 m x 5.35 m

Spacious sitting room with large window looking onto the green area. Timber floor, cast iron open fireplace with wooden surround and marble hearth.



Kitchen/Dining Area 4.9 m x 4.6 m

South facing fully fitted & integrated kitchen has plenty of space and is tiled throughout.

**Utility Room 1.7 m x 2.4 m**

Utility room with plenty of storage space. Plumbed for washing and drying machines. Tiled floor. Door to rear garden.

Stairs to first floor landing**Bedroom One 3.7 m x 3.7 m**

Bright, spacious south facing ensuite double bedroom. Timber floor.

Ensuite 1.9 m x 1.1 m

Fully tiled ensuite with WC, wash hand basin & electric shower.

Bedroom Two 3.4 m x 3.3 m

Double bedroom with timber floor.

Bathroom 1.7 m x 3 m

Fully tiled bathroom suite with bath, WC and wash hand basin.



Bedroom Three 2.9 m x 2.9 m

Double bedroom, with timber floor and window overlooking the green area to the front of the house.

Bedroom Four 2.6 m x 2.6 m

Bright and spacious single bedroom, with timber floor and south facing window overlooking the rear garden.

Attic

There is an easy fold down stairs access to the attic which is fully floored. Great storage space as you can easily walk around here. This is very suitable for an attic conversion. Many houses in this estate have created amazing conversions with similar attic spaces.

Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil fired central heating. There is an C1 efficient energy rating. Windows & doors are uPVC double glazed throughout.

Garden

The rear garden requires time and energy but has great potential for the green fingered enthusiast to create a sheltered south facing oasis.

**Directions**

Lady's Cross is located south of the N71 bypass road that skirts around Clonakilty town to the rear of Care Choice Nursing Home. Type Eircode P85 W421 into smart phone for exact driving directions.



GROUND FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.

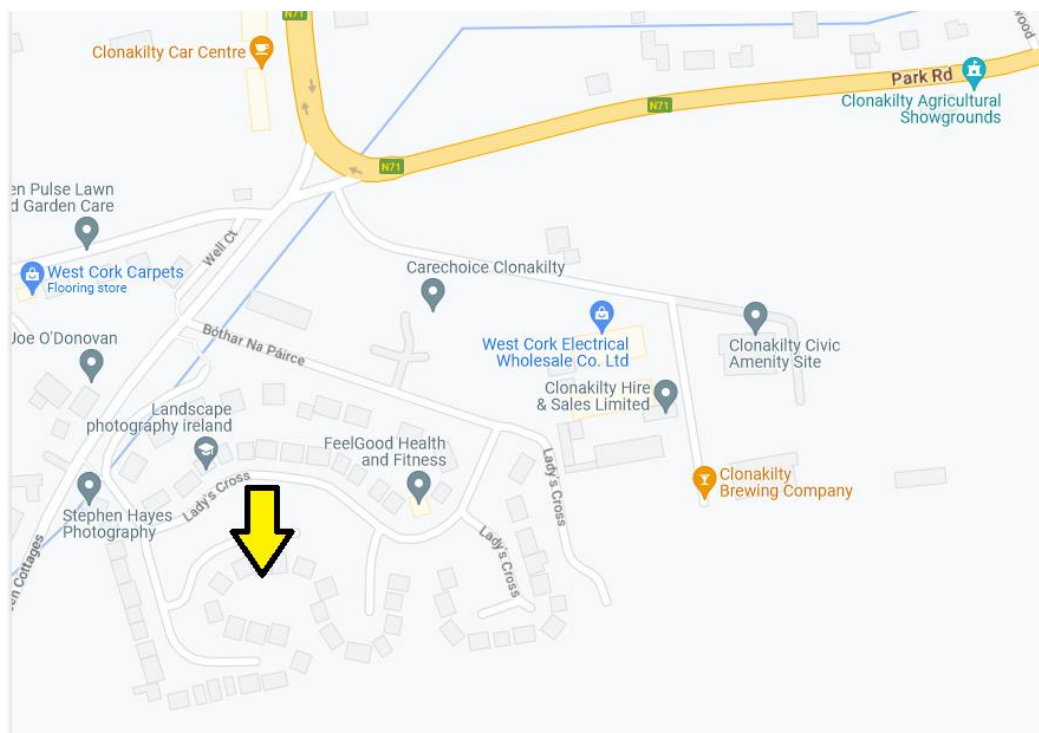
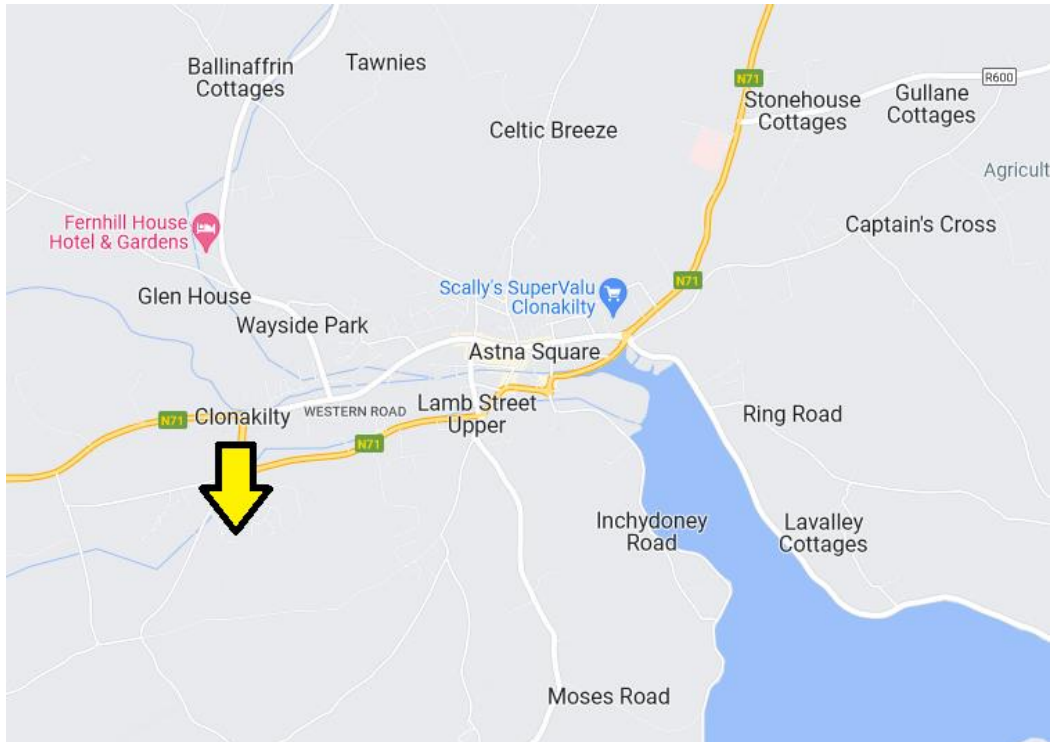
023 88 59111

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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