

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – No. 1 Bluebell Garden, Clonakilty, Co Cork P85 XY27

- Main Points:** - One of two stunning detached houses in this very impressive and elegant, boutique development
- Spacious and beautifully presented with c.1370 ft²
 - Superb energy efficient build with A2 BER rating
 - Located on the outskirts of the magnificent town of Clonakilty with nearby Inchydoney, Red Strand and Long Strand beaches

Offers Over €425,000

BER A2

Faxbridge Roundabout, Clonakilty, West Cork

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

CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

The astute buyer will own a stunning piece of modern and stylish architecture on the outskirts of the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork. This stunning home is bright, beautifully appointed and impeccably presented within easy walking access to all town amenities and a short drive to West Corks most renowned beaches. Extending to c.1370 ft², No. 1 Bluebell Garden has a lovely patio area and an enclosed rear courtyard in a highly sought after boutique development of just two houses. This very comfortable easy to run house has a A2 Ber rating.

Externally is as impressive with attractive stonework, limestone patio to rear and storage shed (97 ft²) on a concrete base with lighting and electric sockets. 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

Situated where the town meets country, 1 Bluebell is the ideal residential location, c. 1 mile from Clonakilty town centre and a short drive to Inchydoney and surrounding beaches. A clever layout with plenty storage space, underfloor heating and mechanical ventilation will ensure great economy and comfort. Flooring, tiling, painting, kitchens, appliances are complete and a fully floored attic gives this fantastic “A” rated home great practicality.

- Under floor heating on ground floor, efficient wall hung radiators upstairs
- Economical air to water heat pump
- UPVC triple glazed
- Ventilation system fitted within the house ensuring regular fresh air and heat recovery
- Pressure water system
- Extensive quality finish includes fitted kitchen, tiling, oven, hob, extractor, washing machine, bathrooms complete, flooring and painting
- Folding attic stairs
- External features including, limestone patio to rear, shed (with power supply), painting externally
- Within an 8 minute drive is the beach at Inchydoney, West Cork Technology Park, Long Strand and the walks at Castlefrenke

Accommodation c. 127 m² / 1370ft²

Entrance Hall 3.7 m x 2 m

Bright, spacious, light-filled and welcoming entrance hall beautifully tiled throughout.

Utility Room 1.8 m x 1.6m

Enclosed utility space plumbed for washing and drying machines. Tiled floor.

Guest Toilet 1.8 m x 2.9 m

Fully tiled, spacious guest toilet with WC, wash hand basin and level access shower (wet room) also servicing adjacent bedroom. East facing window.

Kitchen/Dining Area/Living Room 5.2 m x 4.4 m & 3 m x 3.5 m

Beautifully presented kitchen/dining/living room with door to the rear patio area. This fitted kitchen includes integrated double oven, electric hob, extractor and plenty of storage space. The kitchen area is tiled and there are wooden floors in the spacious dining area. Light-filled sitting area with large south west facing window looking onto the patio area. Beautifully decorated.

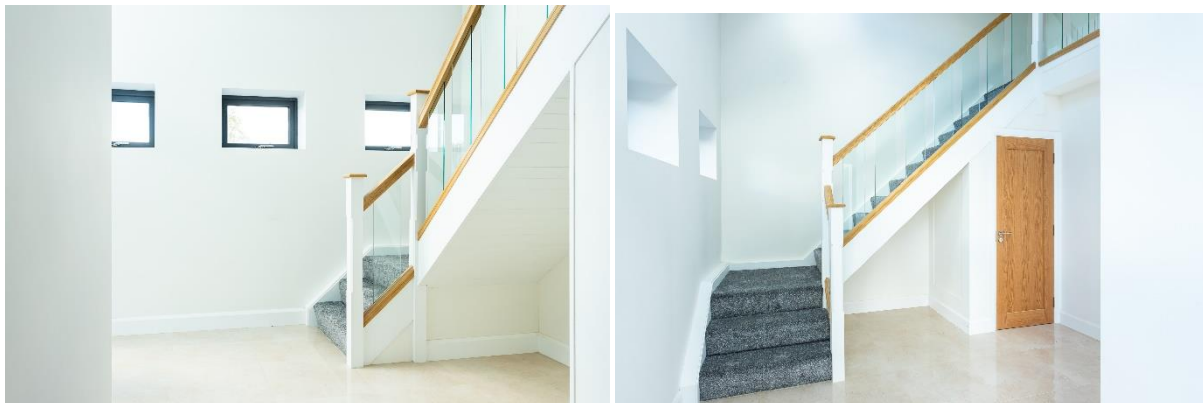


Bedroom One 2.8 m x 3.7 m

Bright, spacious double bedroom with dual aspect north and south. Timber floors.

Stairs to first floor landing

Impressive, elegant staircase carpeted throughout leads to a bright spacious landing. There is an easy fold out stairs giving access to the attic above.



Shower Room 1.8 m x 2.2 m

Fully tiled, shower room with shower, WC, wash hand basin and window.

Master Bedroom 3.6 m x 3 m

Large, bright and spacious ensuite double bedroom with substantial south window facing. Timber floors.

Ensuite 1.5 m x 3 m

Spacious, fully tiled ensuite with WC, wash hand basin & pressurised shower and south facing window.



Walk- In Wardrobe 2.5 m x 1.5 m

Roomy walk in wardrobe with substantial storage space.

Bedroom Two 2.8 m x 3.7 m

Airy double bedroom with timber floor and walk-in wardrobe.

Walk- In Wardrobe 1.5 m x 2.2 m

Roomy walk in wardrobe with substantial storage space.

Services

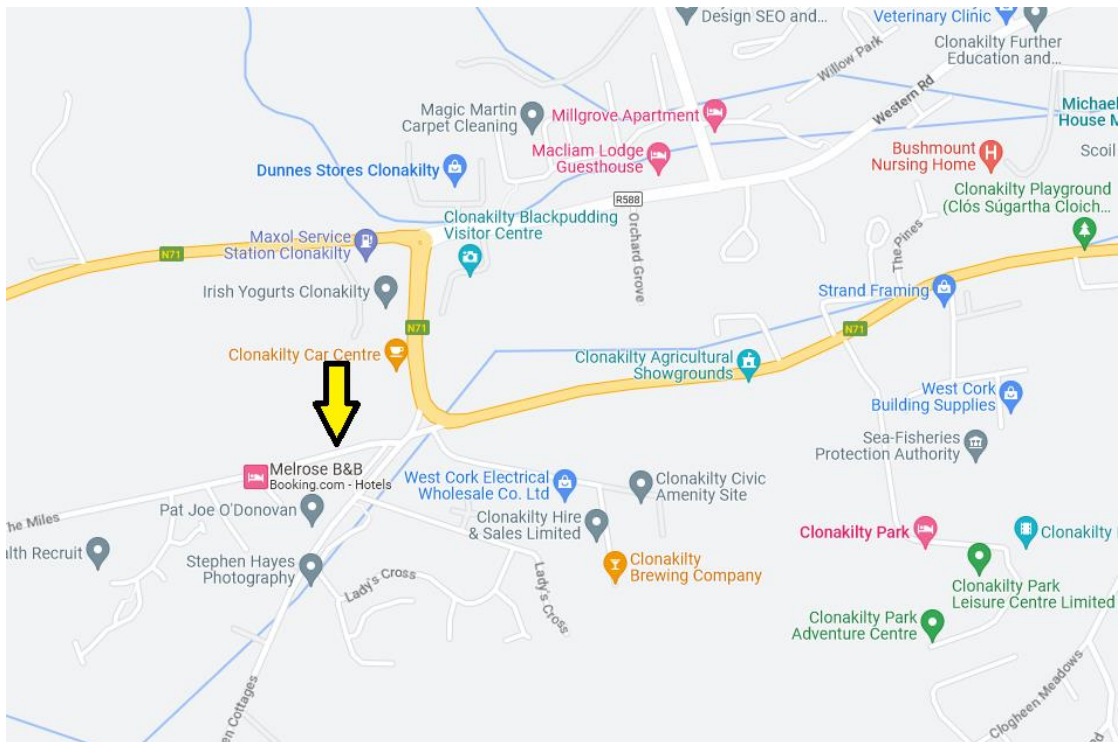
The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of under floor heating on the ground floor, efficient wall hung radiators upstairs and an economical air to water heat pump. There is an efficient A energy rating. Windows & doors are uPVC triple glazed throughout.

Outside

The fantastic split-level garden which is immaculately presented. There is a lovely patio area of both Astro turf and attractive stonework for al fresco dining and steps leading the lower level to rear with a storage shed (97 ft²) on a concrete base with lighting and electric sockets. Side access via bespoke garden entrance gate.

Directions Type Eircode P85 XY27 into smart phone for exact driving directions.





Important Notice/Disclaimer

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GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.

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PROPERTY LTD.
023 88 59111



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

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