

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 7 Sea Breeze Heights, Clonakilty Co. Cork P85 P786

- Main Points:** - Location, Location, Location just 250 metres from the main street in Clonakilty
- Quiet and exclusive estate privately situated on a safe, no through road
 - Elevated setting with superb views over Clonakilty town
 - 3-bedroom 1335 Sqft house with generous plot size of almost 0.23 acres
 - Large split-level garden beautifully maintained

AMV € 470,000

BER C2

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ipav
Institute of Professional
Auctioneers & Valuers

Privately situated Sea Breeze Heights estate, is exclusive, quiet, with no through road yet situated just 250 metres from the main street of Clonakilty.

This beautifully maintained estate is so close to all town amenities yet enjoys a very low key almost countryside feel to it.

The elevated setting enhances the light filled interior of this impeccably presented property.

In absolute walk-in condition this 1335 ft² house has a practical layout of 3 double bedrooms/2 bathrooms/2 receptions and storage space.

The split-level generous plot extends to almost 0.23 acres and is complimented by a large storage shed c.120 Sqft.

One of the highlights of this property is the south facing vista over the town centre and countryside views to the rear.

Viewing highly recommended.

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. 124 m²/ 1335 ft²

Porch 3.2 m x 1.1 m

Sliding doors lead to a light-filled, tiled porch

Entrance Hall 2 m x 3 m

Wide welcoming entrance hall with timber floors.

Utility Room 1.4 m x 2.6 m

Fitted units including sink. Plumbed for washing & drying machine. Door leading to the east side of the house.

Kitchen 2.92 m x 3.67 m

Fully fitted attractive kitchen with glass splashback, granite worktops and integrated appliances incl. dishwasher, fridge freezer, double oven, hob and extractor fan. Undercounter lights are a lovely feature. There is a raised breakfast bar with granite worktop. Door connecting to the dining area, utility room and there is a useful closet storage space here also.

Dining Area 3.13 m x 4 m

Spacious dining room with bright bay window with lovely views. Timber floor and double doors open into the sitting room allowing for great flexibility of use.

Sitting Room 4 m x 4.77 m

Spacious, light filled room with large south facing window views over Clonakilty town. Large high end wood pellet stove and granite hearth.

Guest Toilet

Nicely decorated guest toilet with WC and wash hand basin. Mirror with back lighting.



Carpeted stairs to first floor landing, airing closet/hot press and handy pull downstairs to attic space overhead.

Bedroom One 3.7 m x 3.9 m

Spacious ensuite double bedroom. Light filled, south facing bedroom with stunning, panoramic views over Clonakilty town. Fitted storage, attractive bed surround and fitted dresser area.

Ensuite 2.8 m x 0.9 m

Upgraded in recent years this is fully tiled including WC, wash hand basin & shower.

Bedroom Two 4.7 m x 3.2 m

Spacious carpeted double bedroom with large, fitted wardrobe.



Bathroom 2.45 m x 2.9 m

Bright and spacious, the bathroom with bath, wash hand basin & WC. Attractive tiling and fitted storage space.

Bedroom Three 3.5 m x 3.8 m

Spacious double bedroom with timber floors. Light filled, south facing bedroom with two windows and stunning, panoramic views over Clonakilty town.

Outside – Detached Garage 6m x 4m or 19 x 13ft

In very good condition this detached garage extends to 24 Sqm. There is a concrete base, and this is a steel frame Steeltech shed. There is power with lights and sockets fitted. Also double entry doors and a window.



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 and there is a high-end wood pellet stove in the sitting room. All windows & doors are uPVC double glazed throughout.

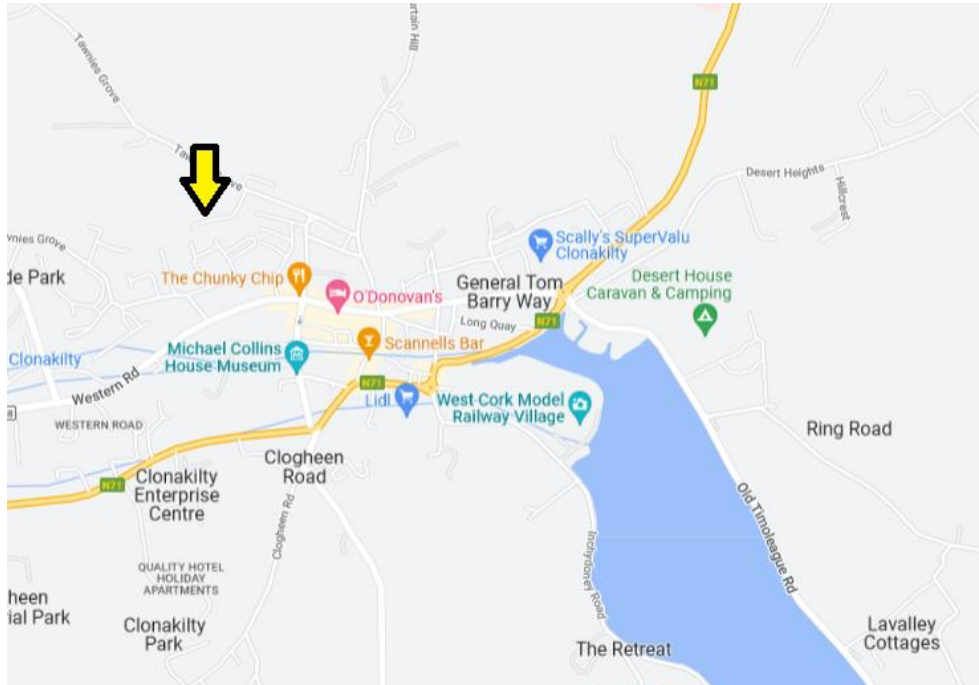
Outside

The fantastic split-level garden which is immaculately maintained has a lovely viewing area to the rear and is well stocked with mature plants and hedging. A tarmac drive leads up from the estate road to a car parking area around to the rear of the house.

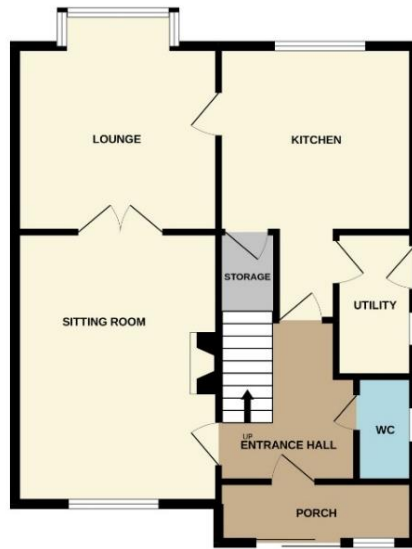


Directions

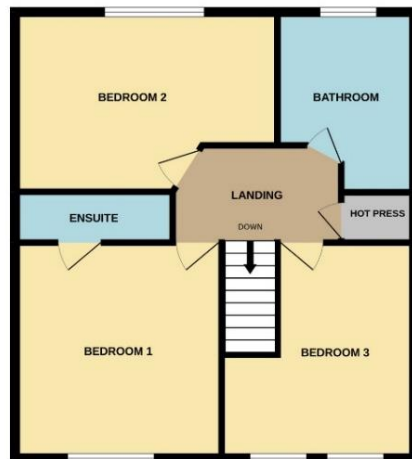
For directions type Eircode P85 P786 into smart phone. From main street Clonakilty turn right up the hill at Mick Finns pub. At the top of the hill turn left. C. 250 metres turn left into Sea Breeze estate.



GROUND FLOOR



1ST FLOOR



3 BEDR. DETACHED PROPERTY

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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