

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 6 Glebe House Gardens, Emmet Square, Clonakilty P85 PF80

- Exclusive, privately situated just off the renowned Emmet Square in the multi award winning Glebe Gardens development
 - Stunning spacious two bedroom property extending to c. 1116 ft²
 - Private rear patio and a 1st floor balcony
 - Easy to heat & maintain with private car parking

Offers over € 375,000

BER B3

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Exclusive, privately situated just off the well renowned Emmet Square in the multi award winning Glebe Gardens estate this is a stunning property.

A beautiful townhouse that extends to c. 1116 Sqft this property includes 2 large bedrooms and very well appointed living accommodation. It is complimented by a stunning west facing, sun drenched rear patio area and a 1st floor balcony facing east. Car parking is included and there is a second entrance onto Emmet Square via an attractive pedestrian laneway.

Glebe Gardens is a quiet, secure gated boutique development that is very well maintained and is within easy walking distance of the many amenities the gorgeous town of Clonakilty has to offer. From the moment you enter the door you know that it is a property of superior quality. Resales are very rare here and this property is sure to maintain its value into the future.

Viewing is 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)

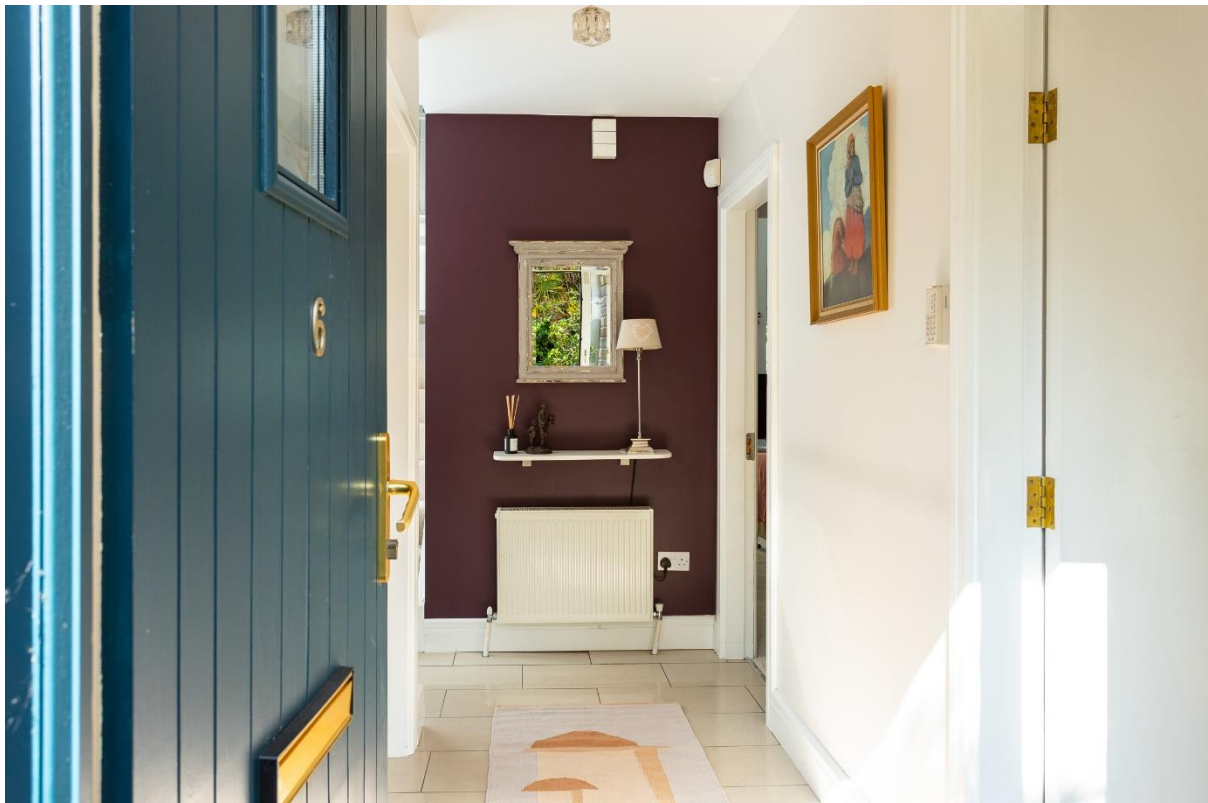
Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“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. 104m² / 1116 ft²

Entrance Hall 1.3 m x 3.5 m

Welcoming entrance hall with under stairs storage closet, polished porcelain tiled floor.



Bedroom Two 3.6 m x 3.9 m

Peaceful and spacious double bedroom with a large bay window. Beautifully carpeted with spacious fitted wardrobes.



Kitchen area / Sitting & Dining area 2.1 m x 2.5 m & 5 m x 6.3 m

Beautifully appointed and spacious kitchen area / sitting area / dining area with patio doors opening onto the south facing, sun drenched paved patio area. The high vaulted ceiling and large Velux windows floods the space with light. The kitchen area is floored with elegant porcelain tiles. The fitted kitchen has an integrated hob, oven, stainless steel extractor fan, fridge/freezer and dishwasher. Lovely light coming in the large bay window facing south. The sitting and dining room areas are carpeted throughout.



Guest WC /Shower Room 1.9 m x 2.3 m

Spacious guest WC/shower room. WC, wash hand basin & shower. Tiled flooring.

Carpeted stairs (with storage area) to first floor landing with recessed ceiling spot lighting

Master Bedroom 4.9 m / 4.94 m x 5.5 m

Fabulous, spacious double bedroom with fantastic light. Large patio doors lead to a beautiful balcony which is ideal for sitting out and for soaking up the sun. Recessed ceiling spotlighting and fitted wardrobes. Carpeted throughout.



Bathroom 2.4 m x 2.2 m

Beautifully appointed, bright, light-filled and spacious bathroom with separate shower, jacuzzi bath, toilet and wash hand basin. Tiled flooring.

**Services**

All main services are connected. Heating is via highly efficient zoned oil fired system with thermostatic radiator valves fitted. Audio visual entry from the gates. Pressurised showers.

Other notes

There is an allocated space for 1 car with this property. Also note there is an annual maintenance charge payable for the upkeep of the estate which is approx. €1,000 per annum.

Outside

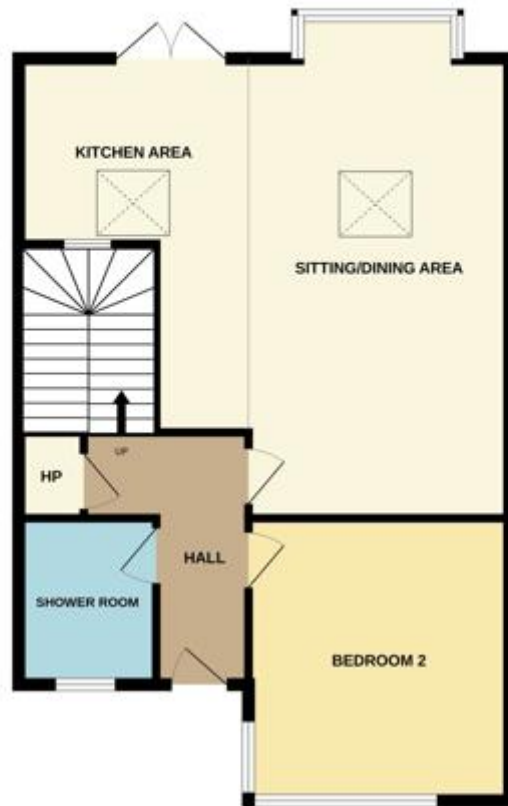
There is a stunning west facing rear patio suitable for potted plants and raised flower beds. Low maintenance with a garden shed and superior patio slabs.

This award winning private development is immaculately maintained with stunning landscaping to include mature trees, shrubs and an abundance to beautiful flowers. There are electric gates to the private car park and pedestrian gates directly on to Emmet Square.



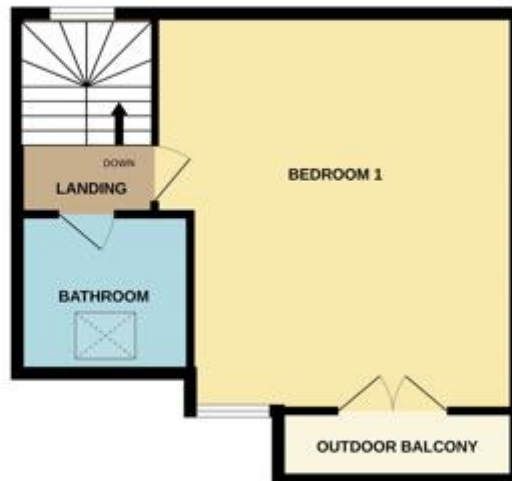
Directions - Type Eircode P85 PF80 into your smart phone for exact driving directions. Glebe Gardens is located off Emmet Square, opposite The Emmet Hotel near Bushmount Nursing Home.

GROUND FLOOR
65.7 sq.m. (708 sq.ft.) approx.



1ST FLOOR
39.8 sq.m. (428 sq.ft.) approx.

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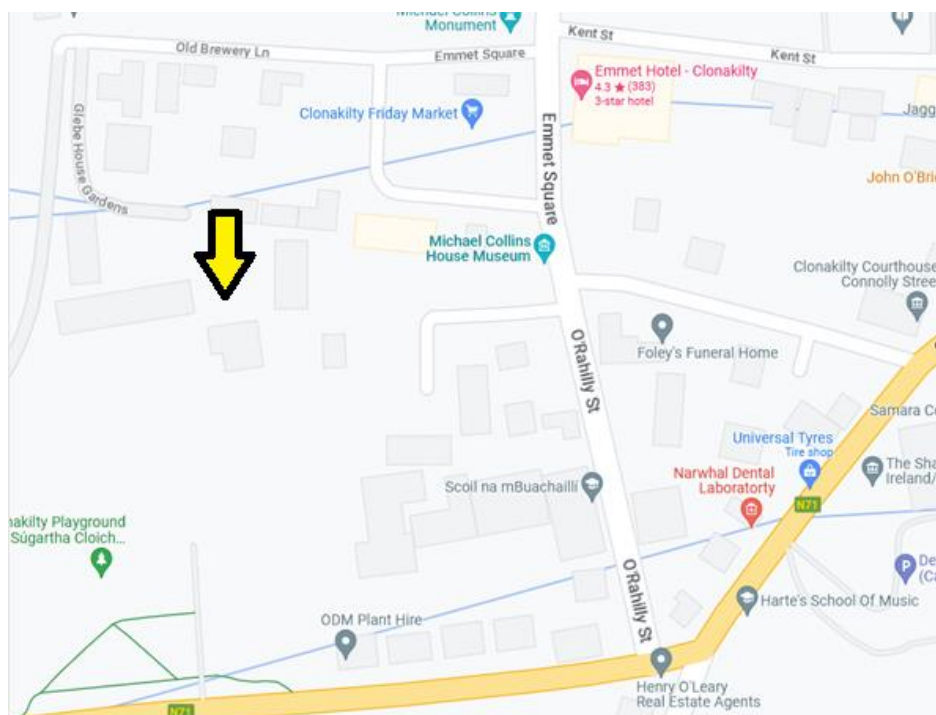
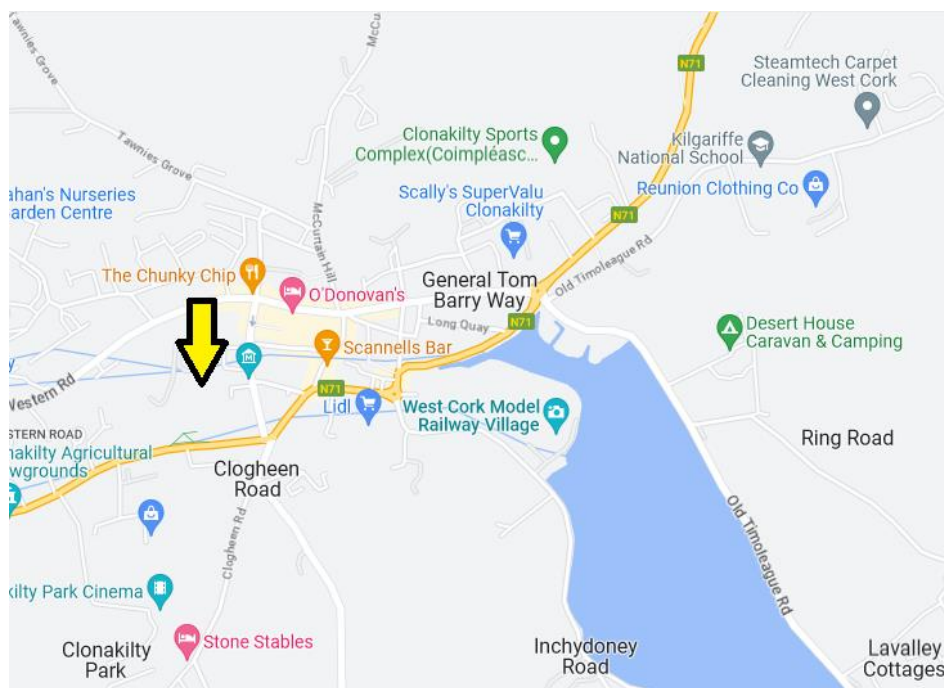


TOTAL FLOOR AREA : 105.5 sq.m. (1136 sq.ft.) approx.

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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Maps



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