

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – No. 2 Bluebell Garden, Clonakilty, Co Cork

- New A rated house, secure and beautifully presented
- 2 Bedroom bungalow beautifully laid out with c. 1154 Sqft
- Superb energy efficient build with air to water heating and ventilation system
- Located on the outskirts of the magnificent town of Clonakilty with nearby Inchydoney, Red Strand and Long Strand beaches

Offers Over €430,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



The astute buyer will own an 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.1154 ft², No. 2 Bluebell Garden is accessed via impressive remote controlled gates. The property boasts an enclosed garden, stunning south west facing patio area and ample car parking. This very comfortable easy to run house has a A2 Ber rating. Externally is as impressive with attractive stonework, limestone patio and shed (with power supply).

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

Main Features of the property

- Under floor heating on ground floor
- Economical air to water heat pump
- UPVC triple glazed
- Ventilation system fitted within the house ensuring regular fresh air. Mechanical ventilation with heat recovery
- Pressure water system
- Extensive quality finish includes fitted kitchen, tiling, bathrooms complete, flooring and painting.
- External features including, limestone patio to rear, base fitted for 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 Castlefreke

Accommodation c. 107 m² / 1154 ft²

Entrance Hall

Bright, spacious and welcoming entrance hall beautifully tiled throughout. There is great storage space with 3 storage closets.

Shower Room/Guest Toilet 2 m x 2.9 m

Plenty of space with large shower, WC and wash hand basin. Mirror with back light fitted.

Kitchen, Dining Area/Living Room 6 m x 5.7 m & 4.3 m x 3.5 m

Beautifully presented kitchen/dining/living room with door to the rear patio area.

The fully fitted kitchen includes integrated dishwasher, fridge/freezer, double oven, electric hob, extractor and plenty of storage space.

The kitchen area is tiled with wooden floors in the spacious dining area.]

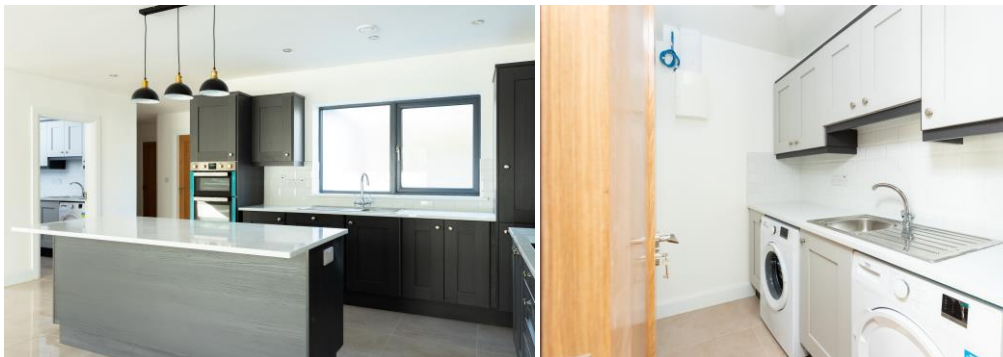
The light-filled dual aspect living area with large south west facing window looking onto the garden and west facing sliding doors to the patio area. A wall mounted fitted electric fireplace adds to the comfort.





Utility Room 1.6 m x 2.2m

Great storage space off the kitchen. Sink and plumbed for washing/drying machines. Tiled floor.



Bedroom One 3 m x 3.2 m

Bright ensuite double bedroom with a south facing window. Timber floors. Space between the ensuite and bedroom door for a fitted wardrobe (not included).

Ensuite 2.2 m x 2.1 m

Spacious, fully tiled ensuite with WC, wash hand basin & large walk in shower.

Bedroom Two 3.2m x 4 m

Bright, spacious double bedroom with a south facing window. Timber floors.



Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of air to water heating which is under floor.

There is an efficient A2 energy rating.

Windows & doors are uPVC triple glazed throughout.

There is a mechanical ventilation system.

Outside

The property is approached via pillars and electric gates. There is a tarmac parking area to the front of the house. There is a fabulous patio area which is very private and ideal for taking in the south west aspect.

There is a large Steel framed garden shed which has power connected.



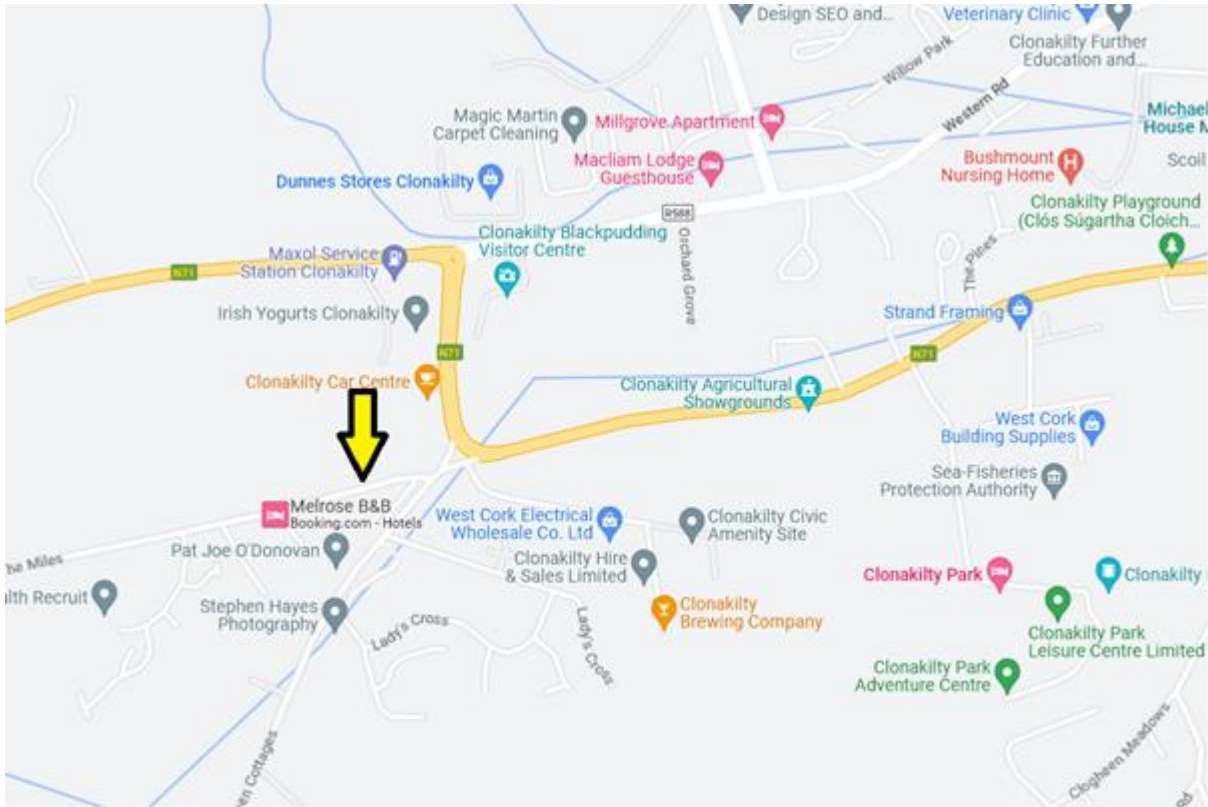


Directions Type Eircode P85 XY27 into smart phone which will bring you to the house next door. There is no Eircode for this property yet.

**MARTIN
KELLEHER**
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