

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 3 Sand Quay Mill, Clonakilty, Co. Cork P85 HY32

- Secure and spacious two-bedroom apartment c. 804 ft²
- Sand Quay Mill dates from the 1850's and the building was completely renovated in 2003
 - Centrally located in the gorgeous town of Clonakilty with nearby Inchydoney, Red Strand and Long Strand beaches

AMV € 215,000

BER C3

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CRO No. 684543

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Institute of Professional
Auctioneers & Valuers

The property is in a fantastic central location, is secure and spacious. The structure of Sand Quay Mill dates from the 1850's and the building was beautifully renovated in 2003.

Access is via an audio-visual entry system which is controlled from the apartment.

There is both a stairs & elevator servicing all levels.

No. 3 is a spacious 2 double bedroom apartment with generous living space. Another great thing about this apartment is the oil-fired central heating which is very comfortable.

Car parking is available close by but there aren't any allocated spaces.

There is a functioning residents management company with an annual service charge payable.

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.

Located at the former quayside of Clonakilty port, this building is an interesting reminder of the town's maritime heritage. The sea retreated due to silting in the port in the mid nineteenth century, land was subsequently reclaimed, and the sense of the importance of the sea to the town has been diminished. Formerly a dockside warehouse, it is a valuable reminder of the role of the port in the town's development and its trading past. Though altered to accommodate a new use, much of the original form and fabric remain. (National Inventory of Architectural Heritage)



Additional Features:

- Audio visual entry system
- Stairs & elevator servicing all levels
- Oil fired central heating
- Bright and airy 2 double bedroom apartment.

Accommodation c. 75 m² / 804 ft²

Communal Entrance Lobby and stairwell

The common areas are beautifully presented and very well kept.
Take the lift or stairwell to your property.



Entrance Hall to apartment 1.4 m x 3.9 m, 2 m x 1.2 m & 1.2 m x 4.2 m

Spacious and bright entrance hall. Carpeted floor.

Living Room / Kitchen 3.9 m x 6.4 m & 1.6 m x 5.1 m

Bright and spacious room with dual aspect windows east and south. Carpeted to the living area. The kitchen and dining area has tiled floors and a fully fitted kitchen with integrated appliances to include fridge freezer, hob, oven, extractor and dishwasher.





Shower Room 2 m x 2.5 m

Spacious shower room tiled, with power shower, WC and wash hand basin.

Master Bedroom 3.5 m x 3.3 m

Bright and airy double bedroom with dual aspect windows east and north. Carpeted, fitted wardrobe and ensuite.

Ensuite 1.2 m x 2.2 m

Bright and spacious ensuite with power shower, WC and wash hand basin.

Bedroom Two 3.5 m x 3.6 m

Light filled, bright double bedroom. Carpeted and fitted wardrobe.



Services

All mains services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. Excellent power showers. UPVC double glazed windows.

Outside

The main entrance door to the spacious lobby has a security coded door and audio-visual entry system. There is an elevator up to the apartment servicing all levels. Unallocated car parking is very close to the door.

Directions

Type Eircode P85 HY32 into smart phone for exact driving directions.

Upon entering Clonakilty from the Cork (East) side, take the town exit off the first roundabout and then take a left at The Clonakilty Hotel and An Sugan Bar and Restaurant.



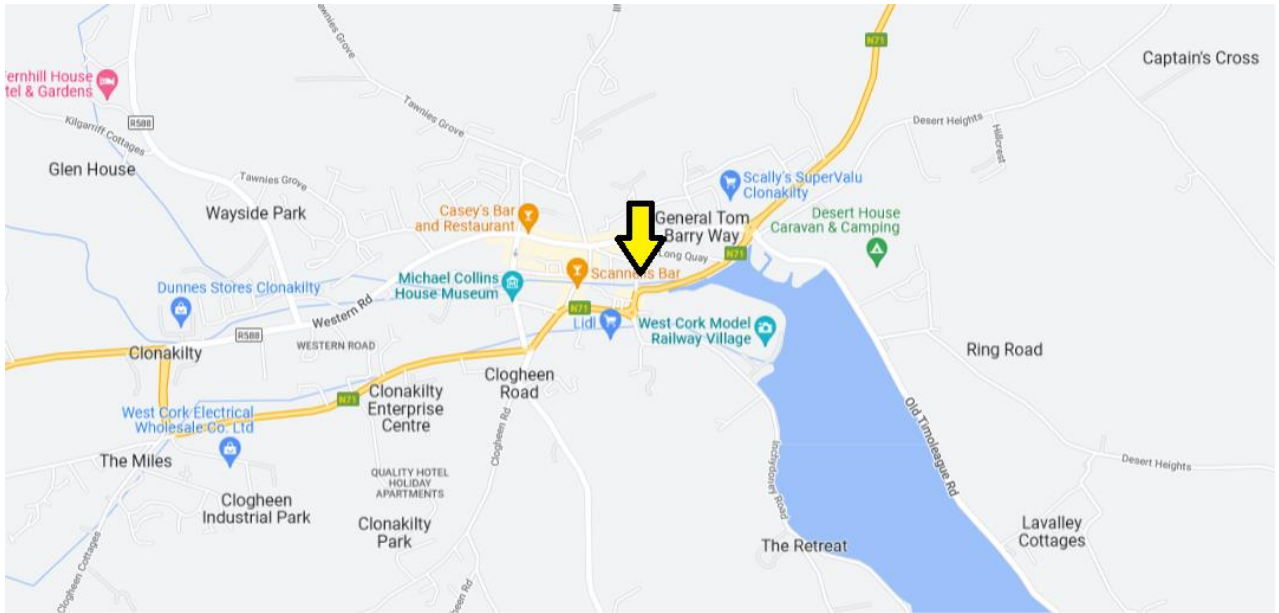


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Location Map



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