

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Kilgarriffe, Clonakilty, Co. Cork P85 XT59

- Peaceful countryside setting, west facing with lovely views
 - Detached traditional two storey cottage, 2 bedrooms, c. 715 ft²
 - Large plot of land c. 0.62 acres with potential (Subject to P.P.)
- Only 1.5 miles from Clonakilty town centre

Offers Over € 215,000



Faxbridge Roundabout, Clonakilty, West Cork

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

CRO No. 684543



This sale will spark the interest of those who have the vision and energy to enhance a special property into an idyllic home in this beautiful countryside setting. The property and surrounding plot c.0.62 acres, may present an opportunity for further development (subject to PP).

This detached traditional two storey cottage is located near a quiet, established residential hamlet of houses, a brisk walk of just 1.5 miles from Clonakilty town centre.

The property was extended and renovated in 1999. One of the best features of this property is its situation with a wonderful, walkway which brings you out at Ballinaffrin Cross passing the old Kilgarriffe cemetery. The property is also, within walking distance of the GAA complex.

Located on the outskirts of the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles.

Accommodation c. 66 m²/ 715 ft²

Entrance Porch

Bright entrance porch with lino flooring

Living Room 6.5 m x 3.9 m

Bright, spacious, west facing living room with open fire with back boiler. Lino flooring.



Kitchen 2.45 m x 2.2 m

Cozy kitchen with sink and fitted cupboard. Lino flooring and door to rear garden.



Bathroom 2.45 m x 2.4 m

Spacious bathroom with bath, W.C. and wash hand basin. Lino flooring.

Stairs leading directly to Bedroom One

Bedroom One 3.9 m x 4.6 m

Bright and spacious west facing double bedroom. Carpeted. Door to Bedroom Two.

Bedroom Two/Study 3.9 m x 2 m

Door interconnecting to Bedroom One. Carpeted.



Services

The property is connected to mains water, telephone & electricity services. Heating is by means of an open fire with a back boiler to heat water and radiators. Windows are mostly single glazed. High speed broadband is available in the area. Drainage via private septic tank.

Outside

The front of the house is south facing and sits on c. 0.62 acres with significant potential for further development. To the rear is a small patio area and an open storage shed.





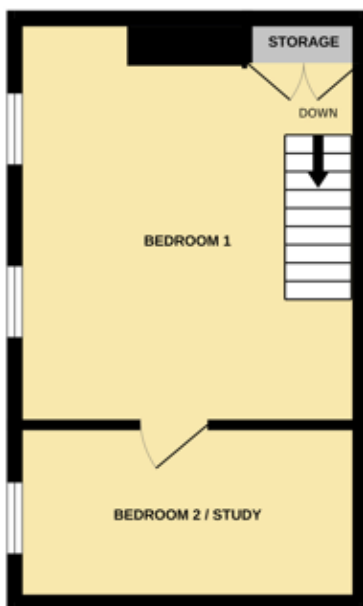
Directions

Type Eircode P85 XT59 into smart phone for exact driving directions.

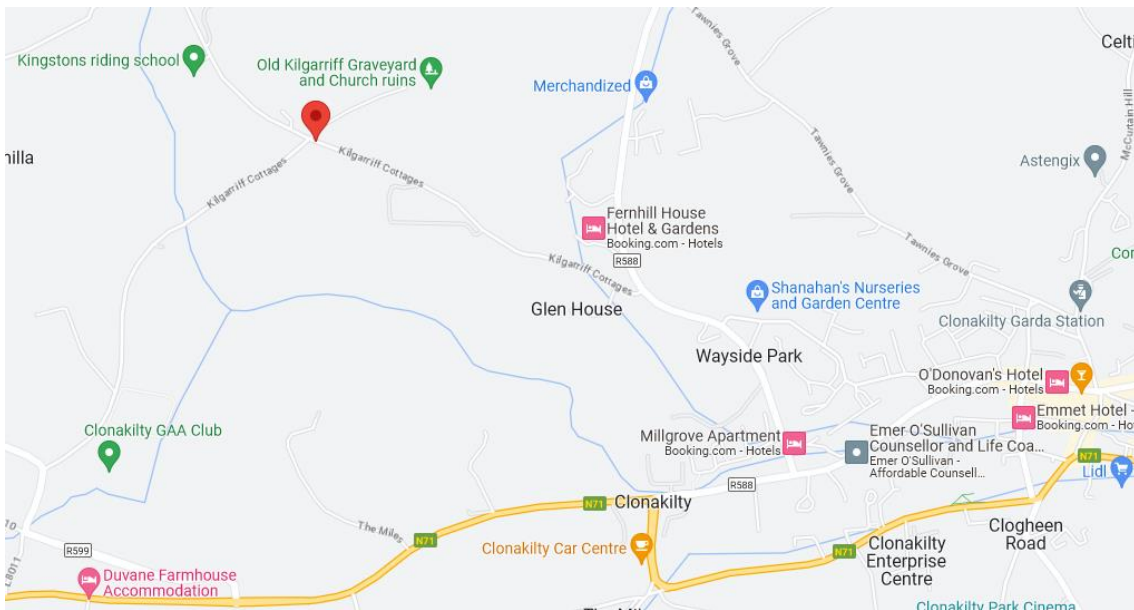
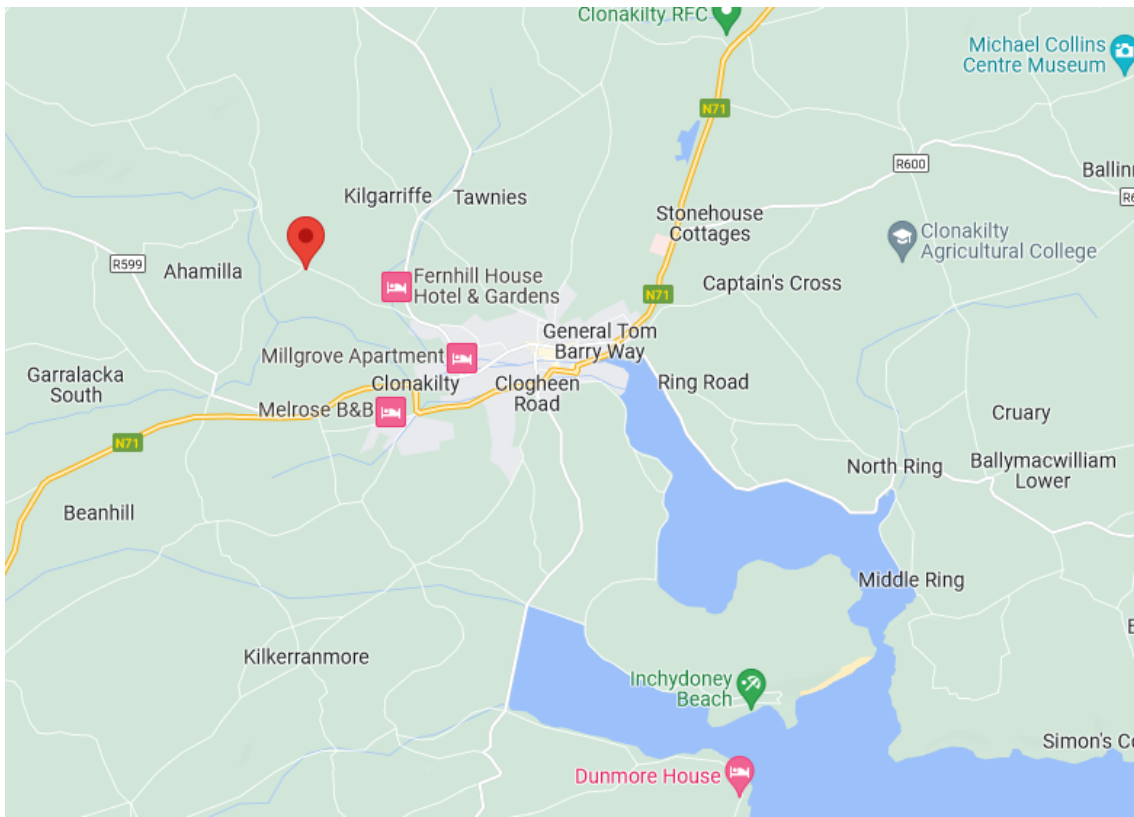
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023



Important Notice/Disclaimer

Martin Kelleher Property Ltd. for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property Ltd. or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.