

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – 25 Larkin Street, Clonakilty, Co. Cork P85 CF83

- Super convenient property, very well presented throughout
- Clonakilty town centre location & right next to Deasy's car park
- Practical layout of 2 double bedrooms, kitchen living room and shower room/WC
- Enclosed rear garden with side access

Offers Over € 200,000



Faxbridge Roundabout, Clonakilty, West Cork

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**ipav**  
Institute of Professional  
Auctioneers & Valuers

Recently upgraded, decorated and very well presented, this attractive townhouse is conveniently located to Clonakilty town centre.

Very bright, compliments of the large windows, this 2 bedroom townhouse would make for an ideal first time buyer property, holiday let or investment property.

The best part is the enclosed rear yard and elevated garden which has a side access.

In great condition throughout, having been well maintained, this lovely home has free car parking as Deasys public car park is right next to the house.

Heating is via oil fired central heating and there is a solid fuel stove.

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.



**Accommodation c. 51 m<sup>2</sup>/550 ft<sup>2</sup>**

#### **Living/Kitchen/Dining Room**

Spacious bright space with light coming in from the east and west facing windows. The living area has a timber floor and the focal point is the solid fuel stove. Recessed ceiling lighting throughout & window blinds.

There is a fitted kitchen with plenty of storage and an attached breakfast bar. This area is tiled and adjacent to the kitchen is a small utility area off the back hall.



**Back Hall with adjacent utility room 1.8 m x 0.9 m**  
With door to rear yard. Plumbed for washing and drying.

**Guest toilet/shower room 1.83 m x 2 m**  
Spacious, bright and airy bathroom which is fully tiled. This has been upgraded in recent years and includes WC, wash hand basin & shower.



**Timber stairs to first floor landing**

**Bedroom One 2.6 m x 3.3 m**  
Bright double bedroom which is carpeted with east facing window.

**Bedroom Two 2.6 m x 3.3 m**  
Spacious double bedroom with west facing window and fitted blinds. Comfortable bedroom which is carpeted.



## Services

All mains services are connected including water, electricity and telephone. Heating is via oil fired central heating and there is a solid fuel stove in the sitting room. All windows and doors are UPVC double glazed throughout. High speed broadband available.

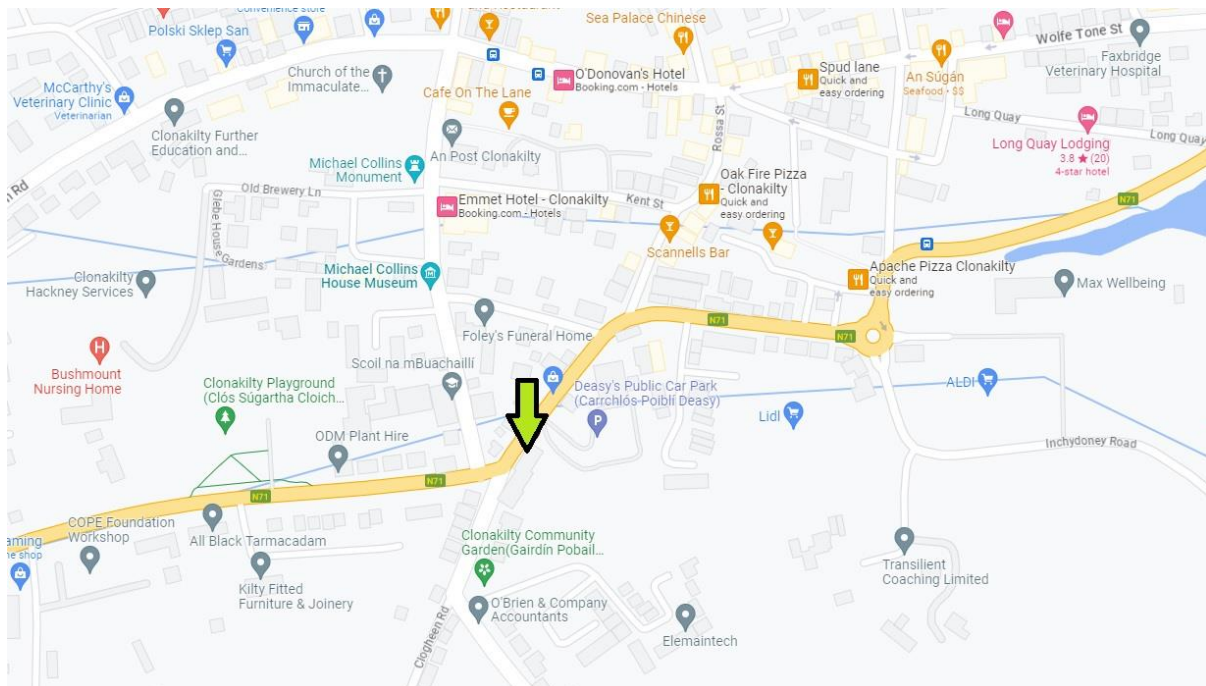
## Outside

There is side access to the rear yard and elevated garden. There is also a small garden shed to the rear. A gravelled surface seating area makes for a lovely suntrap.



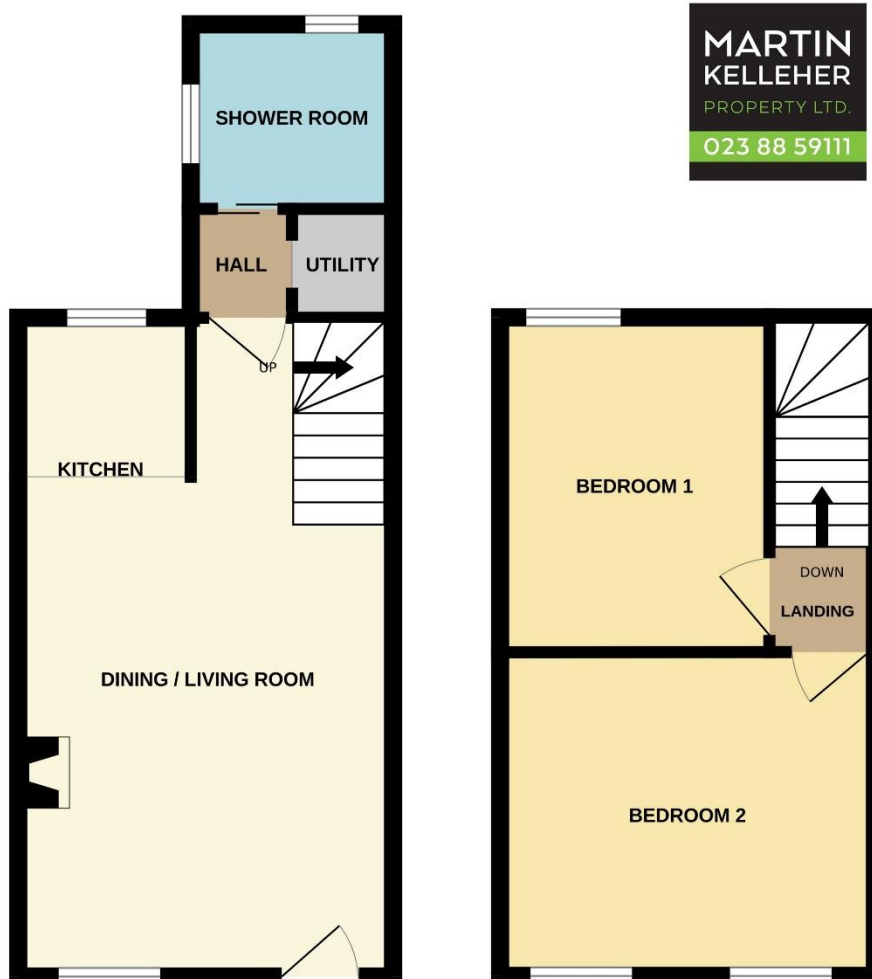
## Directions

Type Eircode P85 CF83 into smart phone for exact driving directions. The property is located right next to Deasys car park on the southern side.



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.  
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