

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 28 Wayside Crescent, Clonakilty Co. Cork P85 AE70

- Within 10 min. walk of Clonakilty Town Centre
- Light filled c. 1060 ft² property with 3 double bedrooms and 3 bathrooms
 - Complimented by a spacious enclosed, south west facing garden
 - Great room layout & ready to walk into
 - Large green areas, ideal for kids

Offers Over €320,000

BER C3

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Conveniently located on the edge of Clonakilty town centre, within an easy, flat walk to all local amenities, 28 Wayside Crescent is also within a short walk of Gaelscoil Mhichil Ui Choileain & Dunnes Stores.

This light filled 3 bedroom c. 1061 ft² property is complemented by a spacious enclosed south west facing garden that has a side access. The property is well presented and ready for immediate occupation.

With large green areas, ideal for kids, Wayside Crescent is a very popular, safe estate located 10 minutes walk of Clonakilty town centre.

Accommodation includes Entrance Hall, Sitting room, kitchen dining room and guest toilet on the ground floor. The first floor includes 3 double bedrooms, ensuite and bathroom 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

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. 98.6 m²/ 1061 ft²



Entrance Hall

Welcoming entrance hall with tiled floor and under stairs storage.

Sitting Room 3.9 m x 3.76 m

The sitting room boasts an open fireplace with marble hearth and timber surround. Solid wooded floors.



Kitchen / Dining Room 6 m x 3.5 m

Fantastic light streaming into this double aspect room with windows south and west. The sliding patio doors open on to the rear patio.. Attractive fully fitted kitchen with integrated appliances incl. dishwasher, double oven, hob and extractor fan. There is also a further door leading to the utility room. Tiled throughout.





Utility Room 1.65 m x 1.45 m

Fitted storage units and the utility room is plumbed for washing & drying machine. Tiled floor and door leading to garden.

Guest Toilet 1.3 m x 1.8 m

Guest toilet with WC and wash hand basin. Tiled floor.

Carpeted stairs to first floor landing, airing closet/hot press. There is an easy access folding stairs to the attic which is partially floored.

Bedroom One 2.9 m x 3. m

South west facing, light filled bedroom with timber floors.

Bedroom Two 4 m x 3.7 m

South west facing, light filled bedroom with timber floors.

Ensuite 1.9 m x 1.5 m

This is fully tiled including WC, wash hand basin & shower.



Bedroom Three 3.9 m x 3.7 m

Spacious double bedroom ensuite with timber floors. There is a large fully fitted wardrobe.

Bathroom 1.9 m x 2.1 m

Bright and spacious, the bathroom with bath, wash hand basin & WC. Fully tiled throughout.



Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil-fired central heating, with the oil boiler having been replaced last year. All windows & doors are uPVC double glazed throughout.

Outside

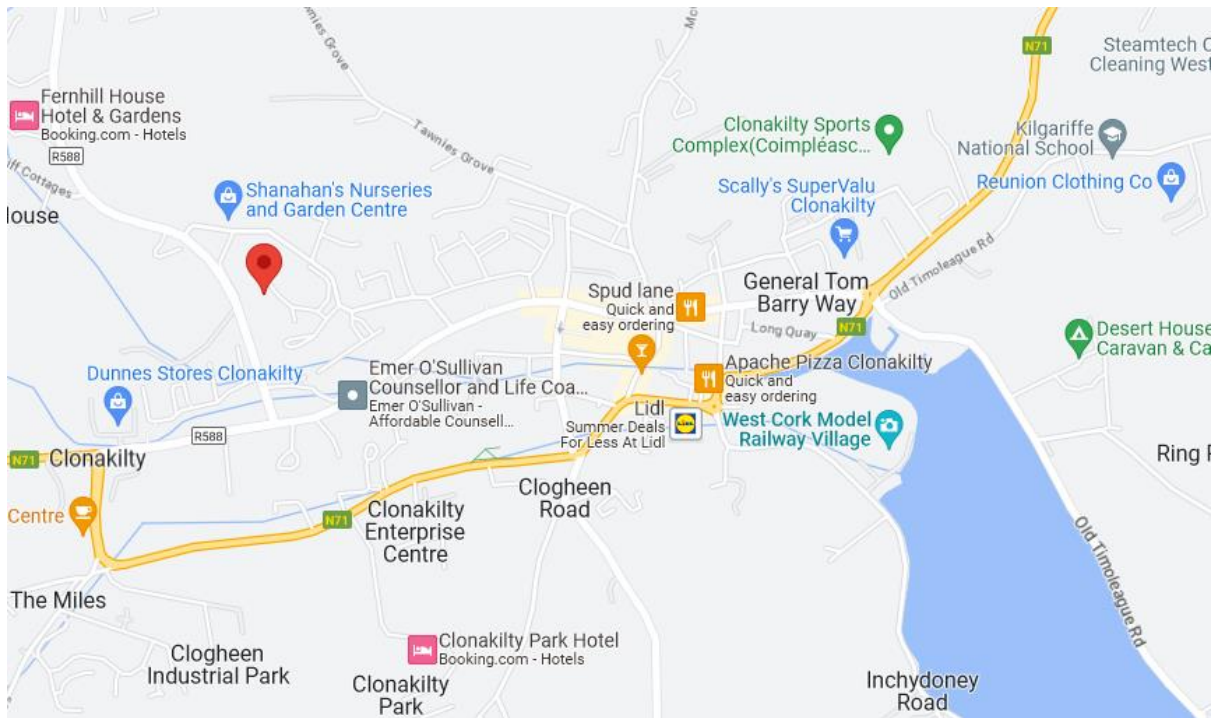
This fantastic enclosed south west facing garden has a patio area and side access. There is also a timber shed in the rear garden 8 ft² x 8 ft². The property has private off street car parking for 2 cars to the front of the house.





Directions

For directions type Eircode P85 AE70 into smart phone



GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



1ST FLOOR
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 98,0 sq.m. (1055 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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