

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347

**For Sale – 3 Ladys Cross, Clonakilty, County Cork, P85 YH01**



- Superbly built & exquisitely presented property with charming curb appeal
- 4 Bedroom semi-detached c. 1292 ft<sup>2</sup> with fully floored and easily accessed attic
- Great location opposite the green area in an established, family friendly estate
  - Private off street car parking

**Offers Over €365,000**



Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Martin Kelleher Property Limited are delighted to present for sale this very desirable property in one of Clonakilty's best residential locations.

This house has been the vendors labour of love and incorporates wonderfully eclectic styles, designs and features.

Superbly built, finished and maintained No. 3 is a fabulous 4 bedroom home with a spacious c. 1292 ft<sup>2</sup>. A fantastic feature is the fully floored and easily accessed attic of c. 390 ft<sup>2</sup> which could be suitable for conversion (subject to PP).

This property has private off street car parking and is located directly opposite the main green area. The Lady's Cross development is located just 1 mile from Clonakilty town centre and within easy walking distance of Dunnes Stores, the superb Clonakilty Park Hotel, schools and local GAA and Rugby sports facilities.

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 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

Accommodation c. 120 m<sup>2</sup> / 1292 ft<sup>2</sup>

#### Entrance Hall

Bright, spacious and welcoming entrance hall with a combination of beautiful tiles and wooden floors. Fabulous understairs shelving and roomy understairs storage area.

#### Downstairs Guest Toilet 1 m x 1.8 m

Tiled, spacious and stylish guest toilet with WC, wash hand basin and window.

#### Sitting Room 3.8 m x 4.9 m

Warm welcoming sitting room with large south west facing window looking onto the large green area. Beautifully decorated. Timber floor, wooden fireplace surround, marble hearth and multi-fuel stove.

#### Kitchen/Dining Area 3.6 m x 3 m / 3 m x 3.9 m

Striking kitchen/dining room reflecting the vendors creative flare. Sliding glass doors to the rear garden. This 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.

#### Utility Room 1.7 m x 1.7 m

Superb utility room with plenty of space for storage. Plumbed for washing and drying machines. Tiled floor. Door to side of house.

#### Stairs to first floor landing

Beautifully painted staircase with a bright spacious landing with large airing closet. There is an easy fold out stairs giving access to the attic above which is fully floored. Wooden floors painted white adds to the light and airy feel.

#### Master Bedroom 3.5 m x 3.5 m

Bright, spacious ensuite double bedroom. Timber floor painted white and feature wallpaper.

Ensuite 2.6 m x 1 m

Tiled ensuite with WC, wash hand basin & electric shower. Luxurious wallpaper.

Bedroom Two 2 m x 2.8 m

Bright and airy double bedroom with timber floor painted white.

Bathroom 2 m x 2 m

Fully tiled bathroom suite with bath, WC, wash hand basin and electric shower.

Bedroom Three 3.5 m x 3.2 m

Large double bedroom with white timber floor and large south west facing window overlooking the green area to the front of the house.

Bedroom Four 3.2 m x 2.1 m

Light-filled south west facing bedroom window overlooking the green area to the front of the house. Timber floors painted white.

Attic 36 m<sup>2</sup>/390 ft<sup>2</sup>

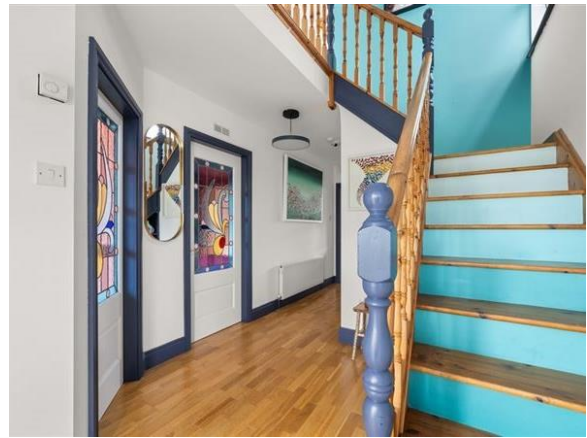
There is an easy fold down stairs access to the attic which is fully floored. Great storage space with excellent head height very suitable for an attic conversion (subject to PP). Many houses in this estate have created amazing conversions with similar attic spaces.

Services

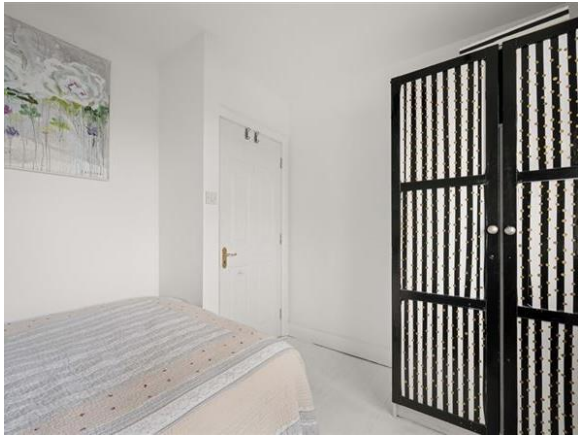
The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil fired central heating. There is an efficient B3 energy rating. Windows & doors are uPVC double glazed throughout.

Garden

The front garden faces south west and is perfect for taking in the evening sun and sunset watching. There is a tarmac driveway and off street parking for two cars. There is also further parking very close by and side access to the rear garden. To the back of the property there is a beautifully tiled covered area for al fresco dining. Tiles embedded in railway sleepers create a lovely pathway to the end of the garden. The garden all boasts an array of plants and shrubs and a small area of astro turf. Garden room not included.







GROUND FLOOR



**MARTIN  
KELLEHER**  
PROPERTY LTD  
023 88 59111

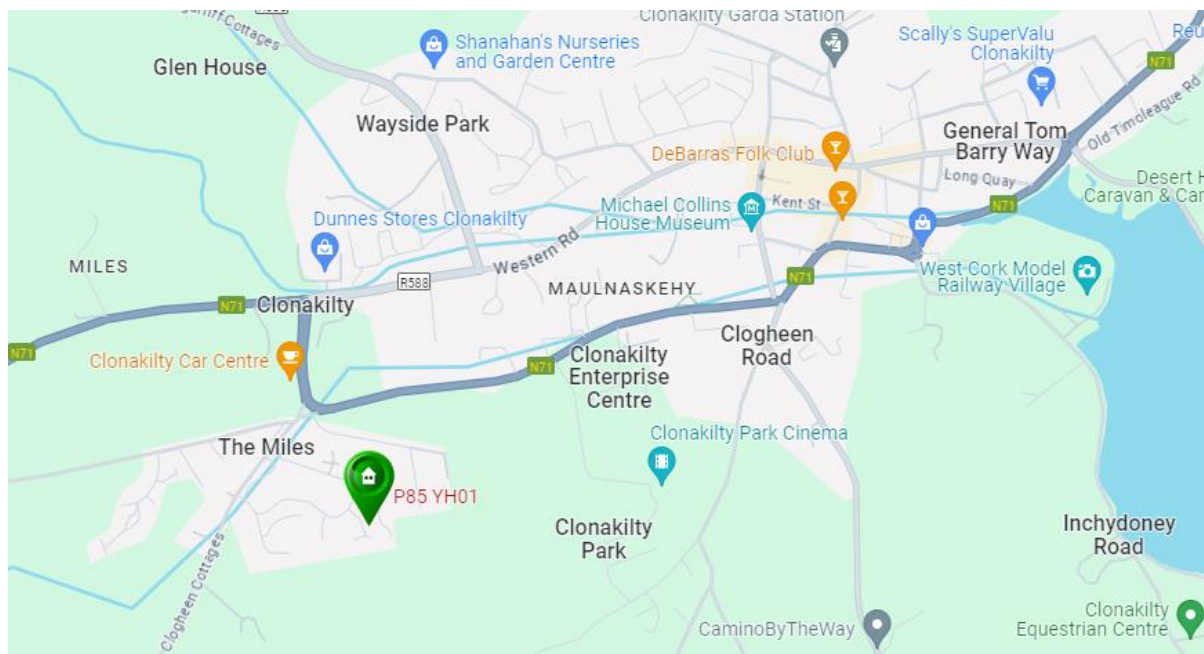
1ST FLOOR



While 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 and stamped 1/1/2012

## Directions

Ladys Cross is located south of the N71 bypass road that skirts around Clonakilty town to the rear of Care Choice Nursing Home. No. 3 is located across from the main green. Type Eircode P85 YH01 into smart phone for exact driving directions.



### 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.