

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 12 Tom Barry Way, Clonakilty Co. Cork P85 KX74

Attractive townhouse in a lovely corner setting, only a few minutes' walk to the middle of Clonakilty town centre – c. 740 ft<sup>2</sup> - Enclosed south facing patio – Allocated car space to the front of the house - Fully furnished and in walk in condition – Accommodation incl. entrance hall, open plan kitchen/dining/living, 3 bedrooms & bathroom.

**AMV € 240,000**

**BER C3**

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers



This attractive townhouse is located in a quiet corner setting, yet is only 3 minutes' walk to the middle of Clonakilty town centre. It is even a shorter walk to 2 secondary schools, floodlit all weather playing pitches and the growing Supervalu retail complex. Extending to c. 740 ft<sup>2</sup> this 3 bedroom property is complimented by an enclosed south facing patio and small rear yard. Perfectly presented, fully furnished and in walk in condition, this townhouse has been very well kept and would make for an ideal holiday home, investment property or trading down property. Accommodation briefly: Entrance hall, open plan kitchen/dining/living, bedroom/reception room. The first floor includes 2 bedrooms and a bathroom.



**Accommodation c. 69 m<sup>2</sup>/ 740 ft<sup>2</sup>**

**Entrance Hall 2 m x 2.8 m**

Tiled floor and under stairs storage. Fitted closet storage unit inside the door.

**Kitchen / Living Area 5.6 m x 3.9 m**

Spacious room with window and single glazed patio doors which open out to the west facing patio and green area outside. Tiled floor and fitted kitchen.

The living area has an open fireplace with attractive stone surround.

There is a fitted bookcase and storage area on both sides of the chimney breast.



**Bedroom Three / Reception Room 3.6 m x 2.9 m**

Carpeted floor, headboard and fitted wardrobe. Window facing west.

**Carpeted stairs to the first floor**

Landing with window overlooking the green area to the rear. Airing closet/hot press.

Easy access, pull down, loft ladder to the attic which is fully floored.



**Bedroom One 4 m x 3.6 m**

Large double or twin bedroom with window facing onto the green area. Fitted wardrobe, carpeted and fitted headboard.

**Bedroom Two 3.6 m x 2.8 m**

Large, single bedroom, carpeted. Facing onto the street with west facing window.

Fitted headboard, fitted wardrobe and vanity unit with wash hand basin.

**Shower Room 2 m x 1.8 m**

WC, wash hand basin and shower.

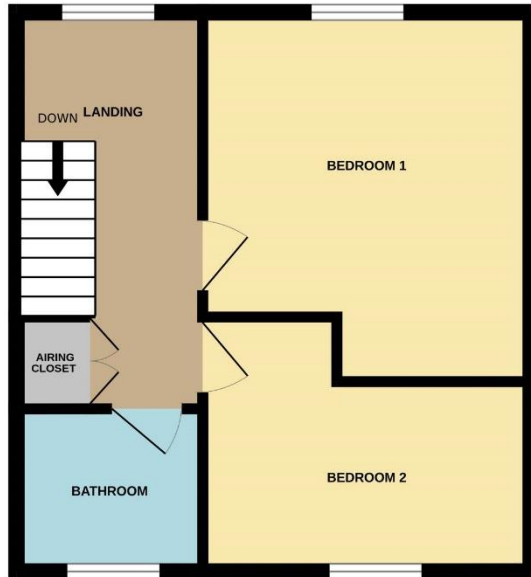
**Outside**

There is a large patio area, approx. 6 m x 4 m, to the rear of the house. This has a small wooden gate going onto the lovely green area within the courtyard of the estate. Allocated car space out front.

GROUND FLOOR



1ST FLOOR



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023 88 59111

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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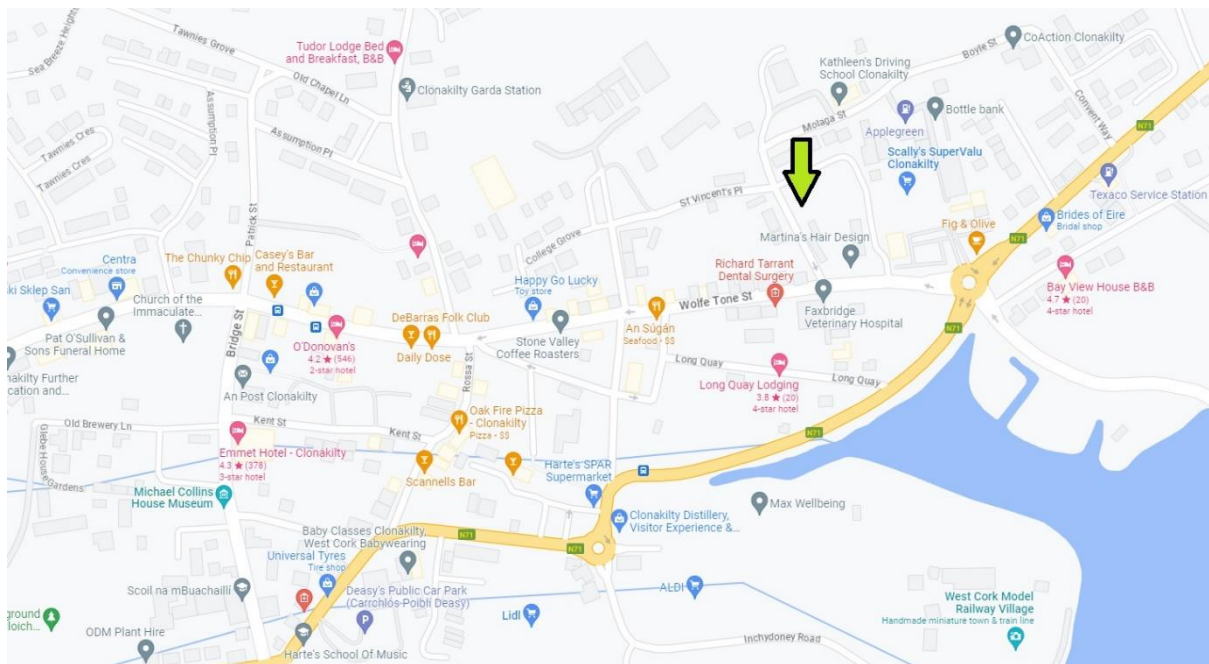


### Services

The property is connected to all main services including water, sewage and electricity. Windows are all timber double glazed with a single glazed, uPVC patio door to the rear. Heating is by means of electric storage heating and there is an open fire in the sitting room.

### Directions

For directions type Eircode P85 KX74 into smart phone.



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