

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale Grancore North, Clonakilty, West Cork P85 A279

- Detached, former farmhouse, now in ruins on an unusually generous plot size of c 2.5 acres
- House, outbuildings and site offers superb potential for redevelopment
- Located a short drive from the shop and c. 5k from the seaside town of Clonakilty

Guide Price €160,000

BER EXEMPT

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Located 5k from the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles. The Lisavaid Co op branch of Ballycummer is located a short distance away which has a grocery and supplies shop. The wonderful Knockskeagh National School is close by also.

On the north side of the property there used to be a quarry which is now overgrown with trees growing out of it.

We anticipate that the property will qualify for the Vacant Homes Grant (up to €50,000 and in some cases €70,000 depending on the structure) subject to terms. See www.gov.ie for more information.

For health and safety reasons the property is not subject to viewing internally.



Accommodation c. 1191 ft² / 111 m²

Main Room c. 4.6 m x 4.6m

Lounge c. 4.1 m x 4.6 m

Rear Hall c. 1.3 m x 2.4 m

Room c. 4.8 m x 2.4 m

Utility Room c. 2.9 m x 2.4 m

Bathroom c. 1.6 m x 2.4 m

Stairs to first floor landing

Bedroom One c. 2.9 m x 4.8 m

Bedroom Two c. 2.8 m x 3.8 m

Bedroom Three c. 3.9 m x 3.8 m



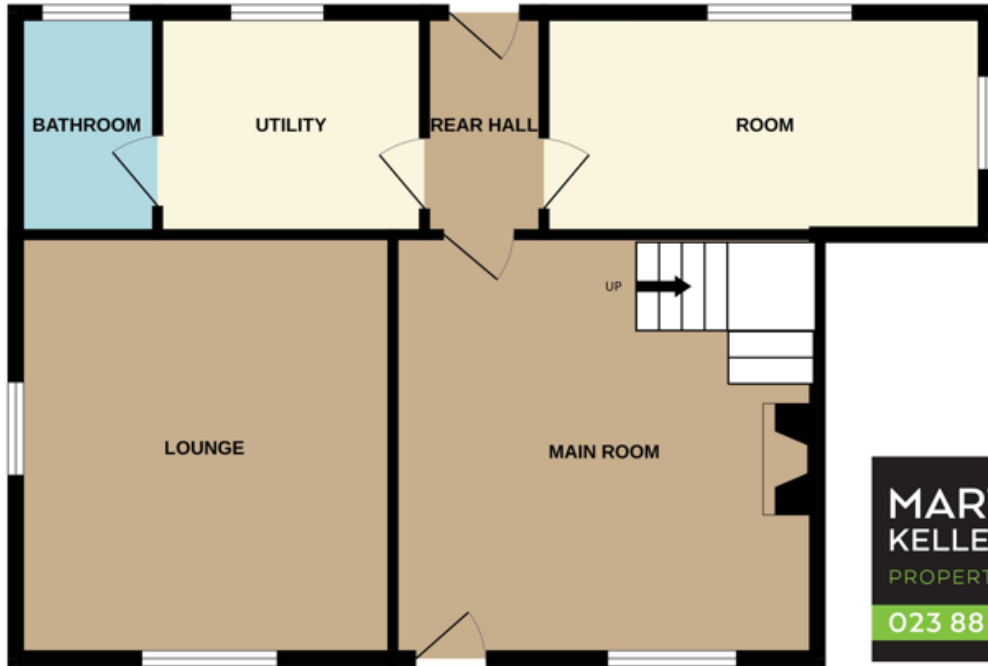




Directions

Type Eircode P85 A279 into smart phone for exact driving directions.

GROUND FLOOR
64.8 sq.m. (698 sq.ft.) approx.



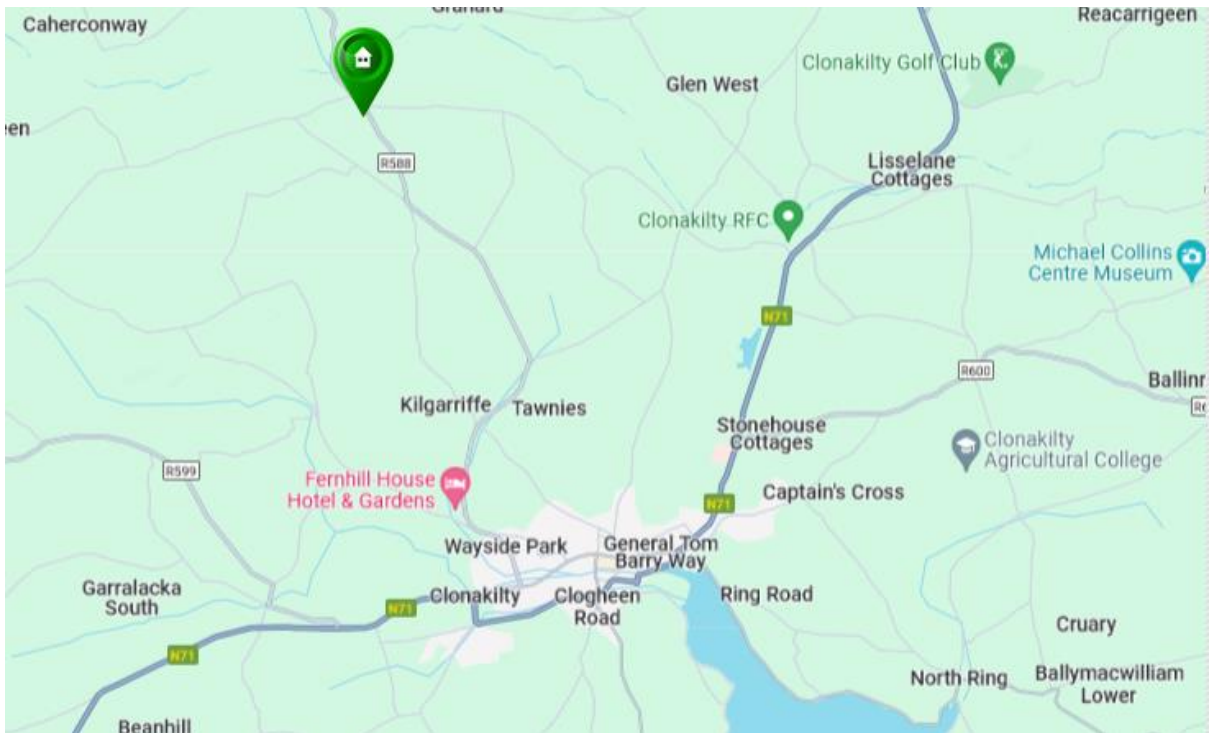
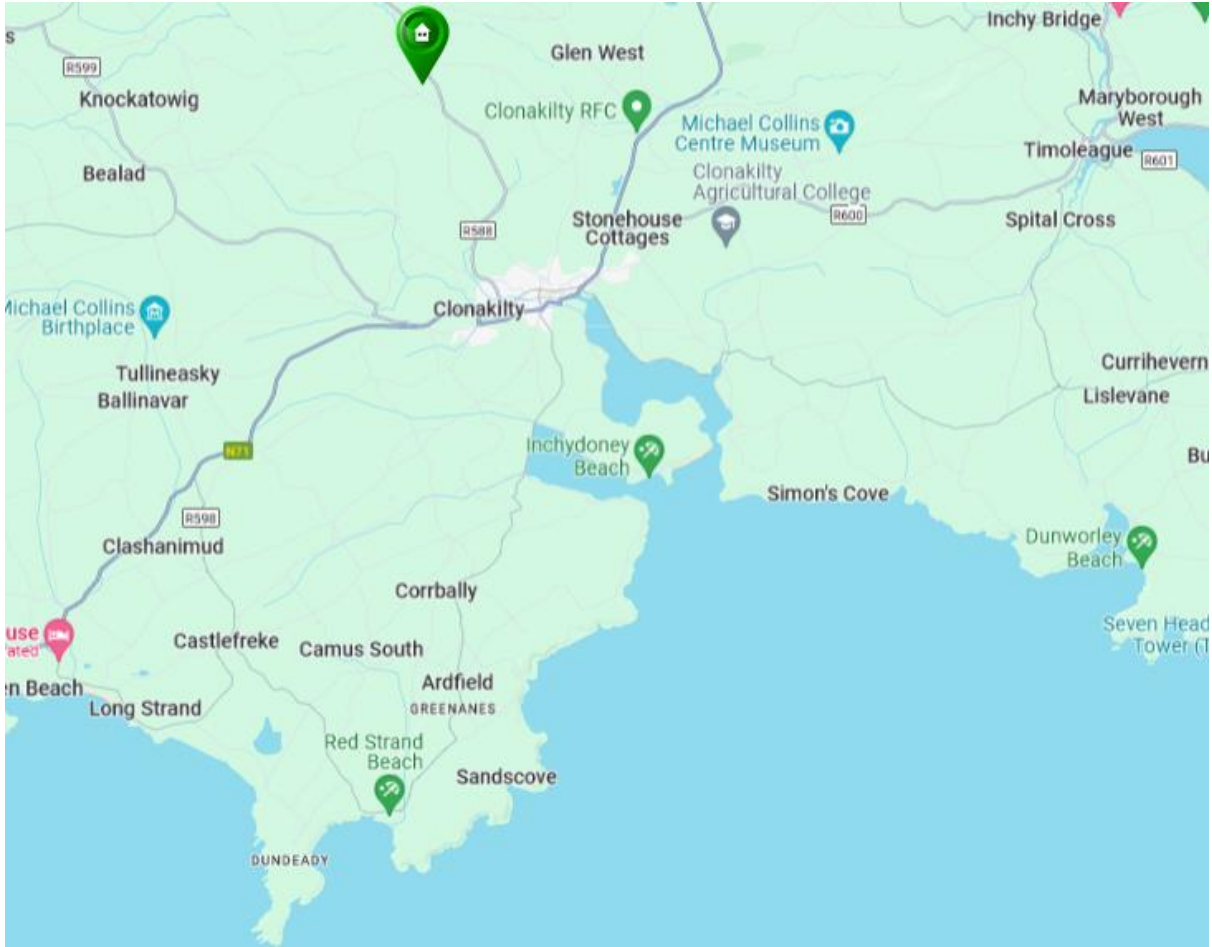
1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA : 110.6 sq.m. (1191 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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