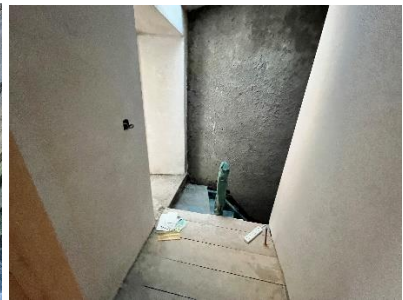


MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 1 Clarke Street, Clonakilty Co. Cork P85 AY94

- Location, Location, Location, centrally located in the heart of Clonakilty town
- 1 bedroom terraced 753 Sqft house
- Development opportunity with a lot of work already done
- Small west facing rear yard

Offers Over €149,000

BER EXEMPT

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | info@martinkelleher.ie | martinkelleher.ie

CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

This property presents an opportunity for one to put their own stamp on the house and finish it to the high standard that is desirable in the current market. With substantial works already completed, the property is now at first fix stage. To be completed is the plastering, carpentry, electrics, plumbing/heating and then the fitout and decoration.

The property would also be an ideal investment property for a builder, with excellent potential to turn into a lovely home.

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.

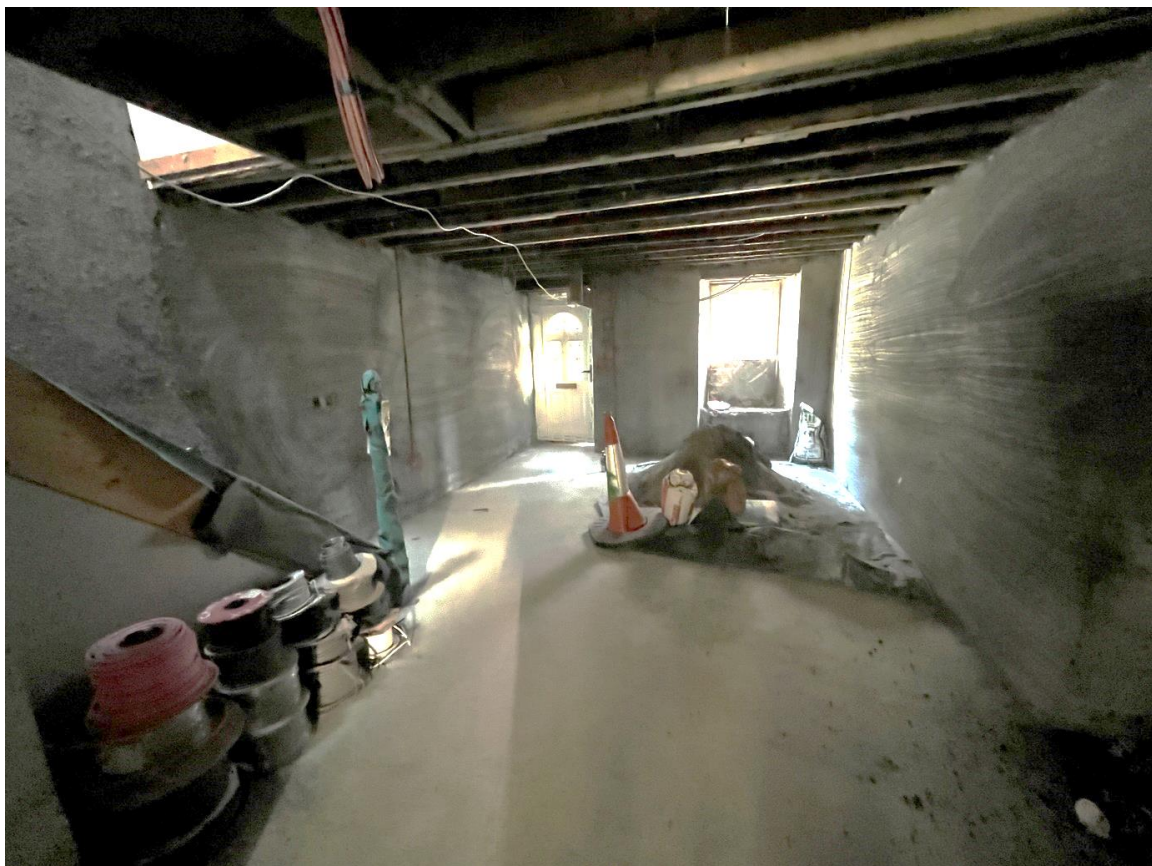
The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)

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. 70 m²/ 753 ft²

Living Room 3.8 m x 6.2 m



Kitchen 4.1 m x 3 m



Stairs to first floor

Bathroom 4 m x 2.9 m

Bedroom One 3.7 m x 6 m



Outside

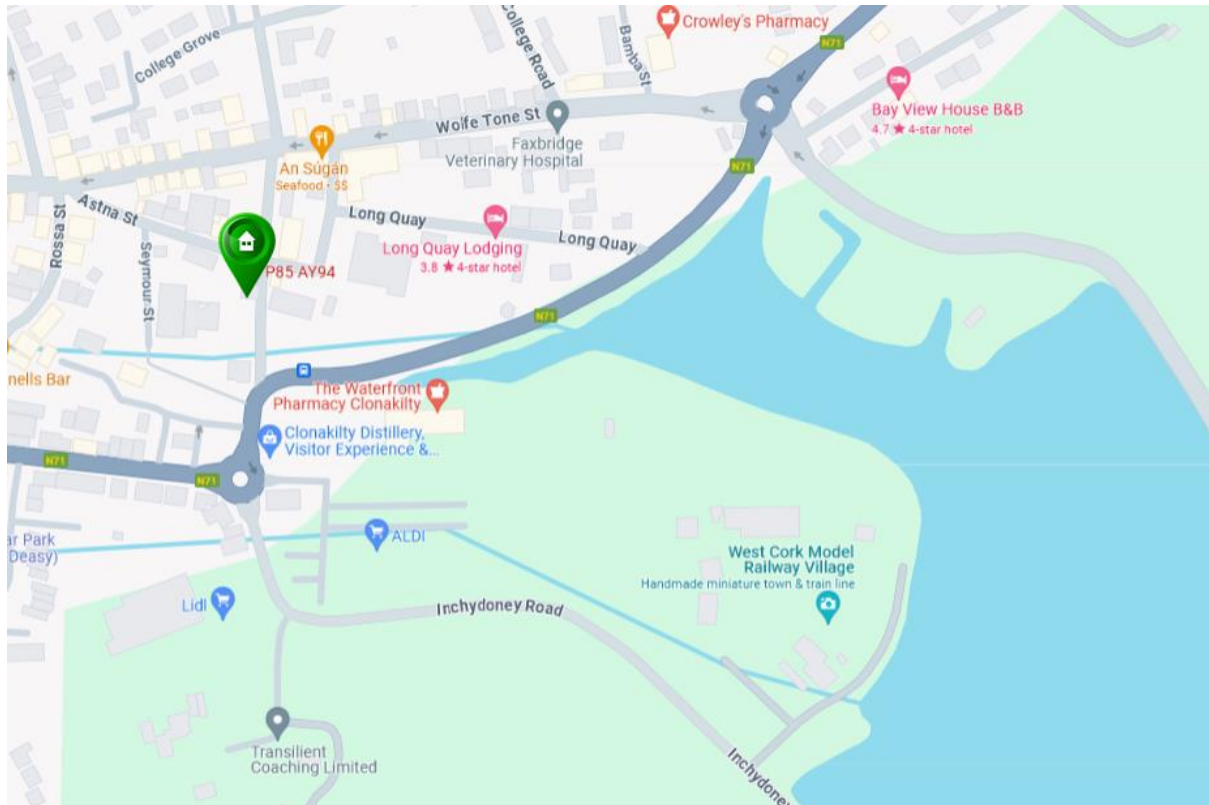
There is a small yard to the rear of the property.

Services

The property is adjacent to all mains services incl. water, sewerage, telephone & electricity services. All windows & doors are uPVC double glazed throughout.

Directions

For directions type Eircode P85 AY94 into smart phone.



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:

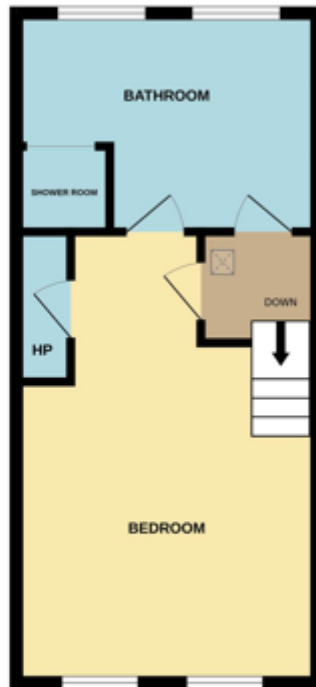
The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith 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.

GROUND FLOOR



1ST FLOOR



**MARTIN
KELLEHER**
PROPERTY LTD.
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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