

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347

For Sale – 1 Ahiohill Village, Enniskeane, County Cork, P47 X072



- Light filled and spacious 3-bedroom home c. 103 Sqm / 1110 Sqft
- Centrally situated in vibrant community centric Ahiohill village
 - Large rear garden c. 0.3 acres with great potential
 - Spacious detached garage and side access to the garden

Offers Over €245,000

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Centrally situated in the vibrant, community centric Ahiohill village, this 3 bedroom house has a great sense of space and light. The house has great potential and there is a spacious floored attic with easy access via a pull down ladder. Externally the property boasts a expansive rear garden c.0.3 acres, a perfect blank canvas for the green fingered enthusiast. Ahiohill is a fantastic little village with a big community. The property is an easy walk is the Montessori, national school, church, pub and state-of-the-art Oliver Plunketts GAA facility. Ahiohill has super-fast fibre broadband and is a regular tidy towns contender. Located 2.5 miles to Enniskeane, 6 miles from Bandon, Clonakilty and commuting distance to Cork city.

Entrance Hall 2.1 m x 4.1 m

Bright and airy entrance hall, tiled throughout.

Living Room 4 m x 4.1 m

Light filled and spacious living room with solid wood flooring and a large elevated multi-fuel stove and large sliding space saving doors leading to the kitchen/dining room

Kitchen / Dining Room 6.1 m x 3.6

Impressive sized kitchen/dining room illuminated with light. Solid wood fitted kitchen and worktops. Sliding door leading to a rear patio area with further doors to both the hallway and the large utility room. Kitchen/dining room is tiled throughout.

Utility Room 2.7 m x 2.1 m

Large utility room with fitted cupboard and worktop. Tiled floor. Door to guest WC.

Guest WC 2.7 m x 1.5 m

Spacious guest WC with tiled floor.

Stairs to first floor landing

Bedroom One 4 m x 3.2 m

Large, bright double bedroom with timber floors and door leading to what could potentially be converted to an ensuite or walk in wardrobe.

Bedroom Two 3.7 m x 3.6 m

Spacious light filled double bedroom facing south, Timber floors.

Bedroom Three 2.4 m x 2.5 m

Light filled single bedroom facing south. Timber floors.

Bathroom 2 m x 1.8

Bathroom with WC, WHB and bath. Timber floors.

Outside

The property has a large plot c.0.3 with a significant garden ripe for improvement and enhancement.

Garage

There is a very spacious garage with double doors.



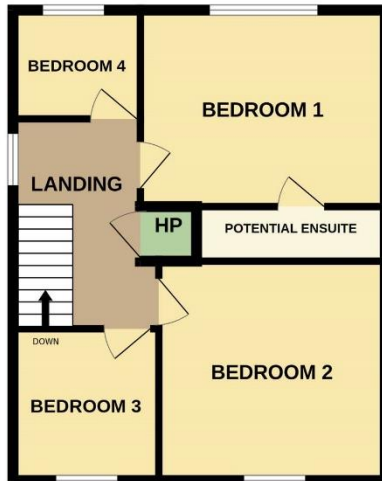


GROUND FLOOR



**MARTIN
KELLEHER**
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023 88 59111

1ST FLOOR



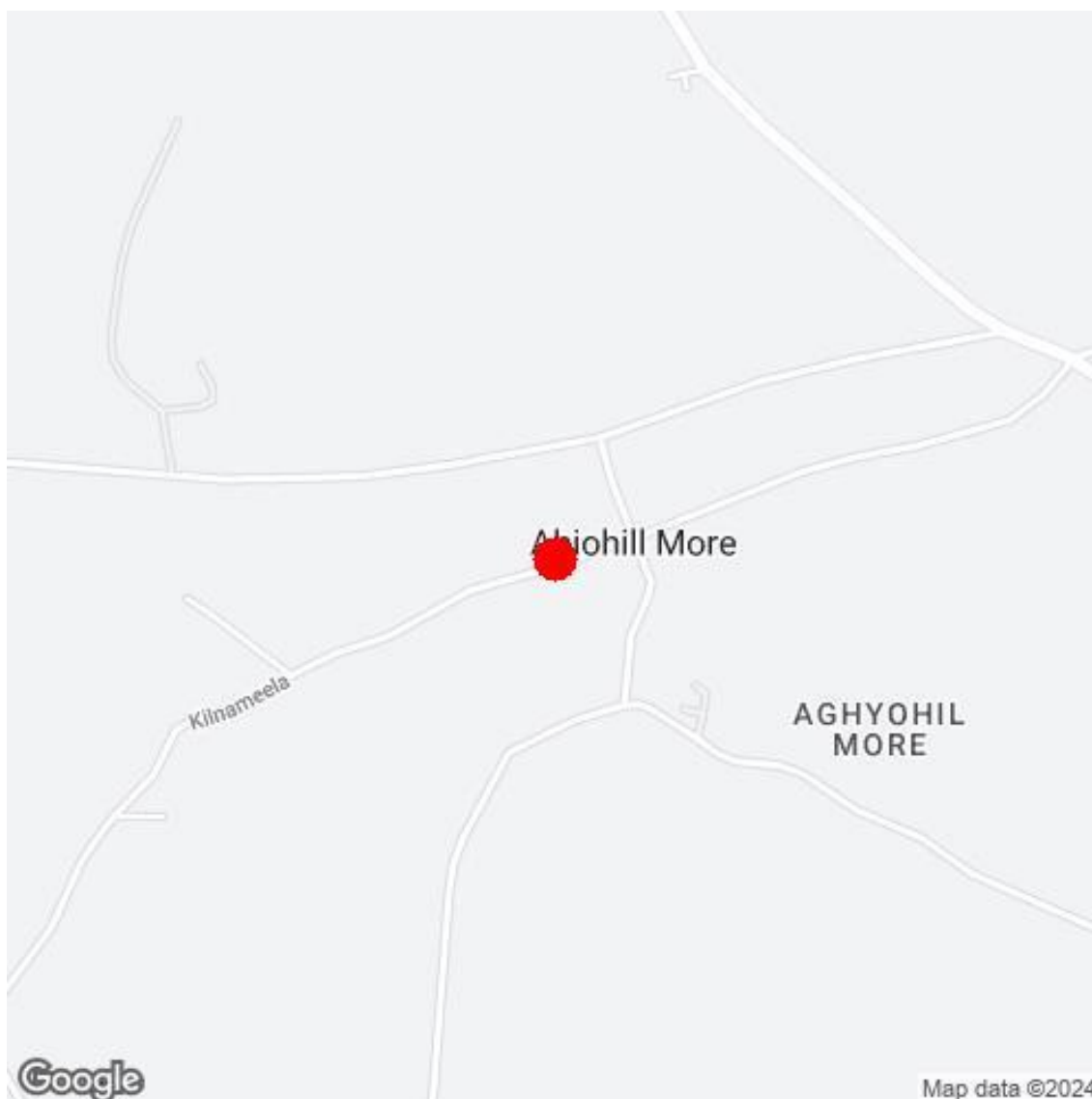
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Services

The property has a private well and private septic tank. Heating is by means of oil-fired central heating which is zoned (not presently working). There is a solid fuel stove in the sitting room. All windows are double glazed throughout with a solid wood front door.

Directions

Type Eircode P47 X072 into smart phone for exact driving directions.



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