

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347

For Sale – 20 Golden Meadows, Clonakilty, County Cork, P85 EV10



- Immaculately presented 2 bedroom bungalow within walking distance of Clonakilty
 - West facing patio for sitting out & large central green area
 - In walk in conditional with a part furnished option available

Offers Over €195,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Immaculately presented bungalow centrally located in the Golden Meadows retirement village, adjacent to the highly regarded Care Choice nursing home.

This lovely 2 bedroom residence is within walking distance of Clonakilty Town, Dunnes Stores and Clonakilty Park Hotel. Golden Meadows is a well-kept 23-house development in a courtyard style around a large green area. The house has been upgraded & refurbished in recent times and is in walk in condition. Part furnished option available. The house has an excellent orientation with sunshine all day and a west facing patio.

Centrally located in 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 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. 56 m² - 603sqft

Entrance Hall 1.9m x 2.3 m

Spacious and airy entrance hall. Carpeted throughout

Kitchen/Living/Dining Room 4m x 3.5m & 1.7m x 2.7m

Spacious room with dual aspect windows facing south and west. Fitted kitchen with integrated oven, electric hob and extractor fan. There is a electric fire in the living room area adding to the comfortable ambiance. Wall and ceiling fitted lighting. Living/Dining area is carpeted with Lino in the kitchen area.

Bedroom One 3.1m x 4m & 1.5m x 2m

Fantastic, light filled double bedroom with large bay window facing West. Carpeted throughout. Door into ensuite shower room and door to living area.

WC/Shower Room 2.6m x 2m

Very spacious WC/shower room with doors to hall and bedroom. Non slip floor and walk in shower area/wet room. WC, wash hand basin and shower.

Bedroom Two 2.8m x 3.5m

Beautifully illuminated double bedroom with dual aspect windows facing South and East. Carpeted throughout.

Outside

There is unallocated car parking close to the front of the house. To the rear is a small patio area ideal for sitting out which leads on to the spacious, well-kept courtyard style green area.

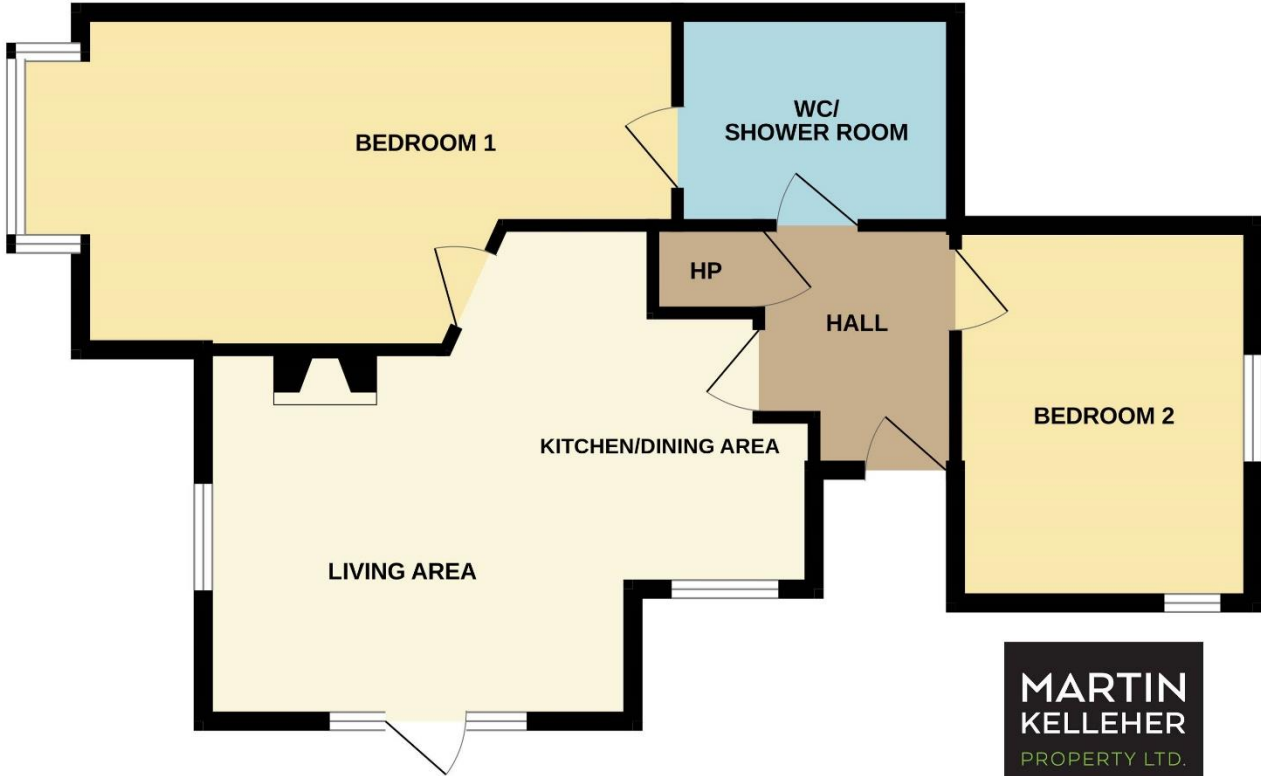
Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of electric heaters and there is an electric fire in the living area. Windows are uPVC double glazed throughout and doors are timber double glazed. The cavity walls have been pumped with insulation in recent years.





GROUND FLOOR
56.1 sq.m. (604 sq.ft.) approx.



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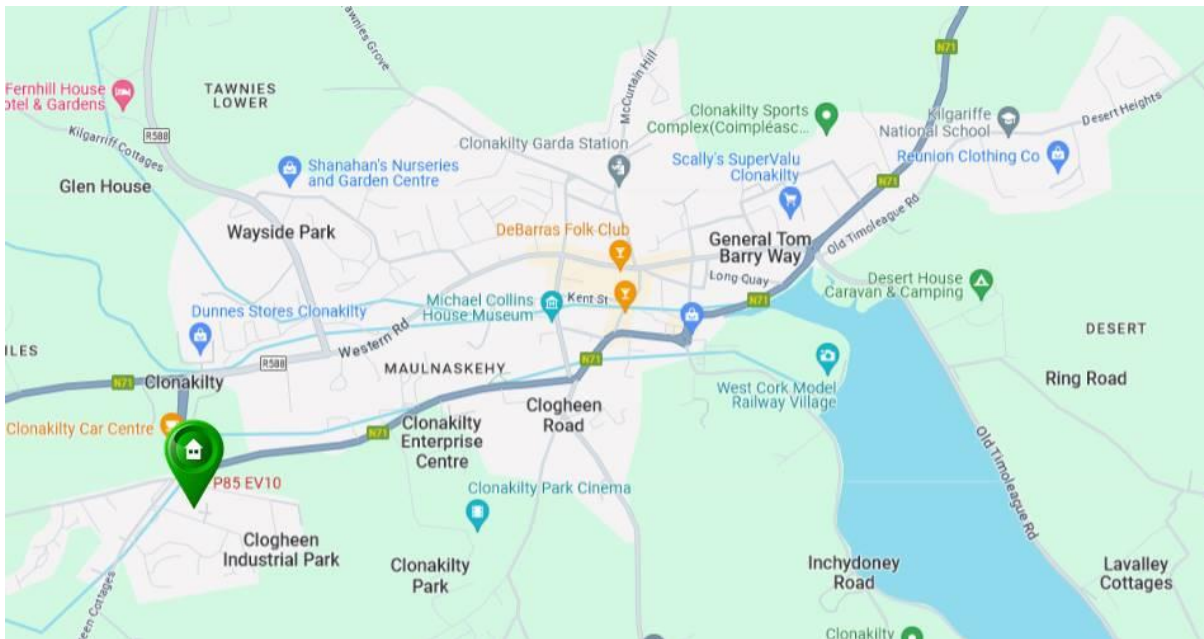
TOTAL FLOOR AREA : 56.1 sq.m. (604 sq.ft.) approx.

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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Directions

Type P85 EV10 into your smart phone for directions



Folio Number	CK119463F
Title Level	Freehold
Plan Number	BB751
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	Not Available

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*Taithe Éireann Registration Boundaries and Plan Area are **not** conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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