

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347

For Sale – 12 Church View, Enniskeane, County Cork, P47 FH58



- Fantastic convenient location within a short walk of all amenities
 - Perfectly presented internally
- Well laid out 3 bedroom house c. 1038 Sqft & floored attic
 - Massive enclosed rear garden & side access
 - 2 private car spaces

Offers Over €270,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Rare opportunity to acquire a property that is well set back from the road and within an easy walk of all village amenities including shops, church, pubs, bus stop, GAA and playgrounds.

This 3 bedroom townhouse has the largest garden in Church View and will present the new owner with tremendous scope to further enhance this fantastic property.

Extending to c. 1038 SqFt with a spacious fully floored attic the dwelling is presented immaculately inside. The house has its own off street car parking for two cars. Church View is a small estate arranged around a fantastic central green area of just 12 family homes, situated in the heart of Enniskeane village.

Accommodation c. 96m² / 1038 ft²

Entrance Hall 2 m x 5.3 m

Timber laminated floor and under stairs storage.

Sitting Room 3.2 m x 4.2 m

With views onto the front green area. Spacious sitting room. Electric fire with wooden fireplace surround.

Guest Toilet 1 m x 1.6 m

Spacious toilet which is tiled, WC and wash hand basin

Kitchen / Dining Room 5.4 m x 4.1 m

Beautifully appointed and spacious fitted kitchen / dining room with view onto the rear garden. Kitchen has integrated double oven, hob and extractor fan. There is excellent storage with further fitted units in the dining area. Timber laminated floor.

Stairs to first floor landing

Airing closet. Easy access to attic via the fold down stairs.

Bedroom One 2.8 m x 3.8 m

Large double bedroom with view on to garden. Fitted wardrobes and timber floor.

Bedroom Two 2.5 m x 2.8 m

Single bedroom with view onto rear garden. Timber floor.

Bathroom 2 m x 1.8 m

Fully tiled bathroom with bath, electric shower wash hand basin and WC.

Master Bedroom 3.2 m x 3.5 m

Main bedroom ensuite with a lovely view out onto the front green area. Fitted wardrobe and timber floor.

Ensuite 2.5 m x 1 m

The ensuite is tiled and has a power shower, wash hand basin and WC.

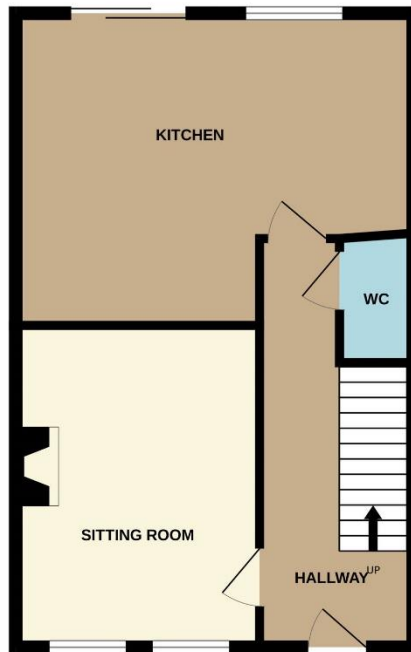
Services

The property is connected to mains water, electricity. Heating to the houses is oil fired central heating and there is an electric fire in the sitting room. Windows are uPVC double glazed throughout.

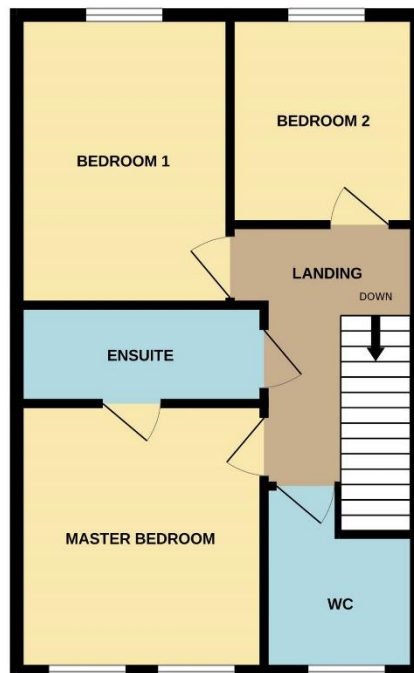
Additional Information

The house is of traditional concrete block wall construction with a smooth plaster external finish. The pitched timber roof has a slate tile covering. The windows are double glazed with uPVC frames.

GROUND FLOOR



1ST FLOOR

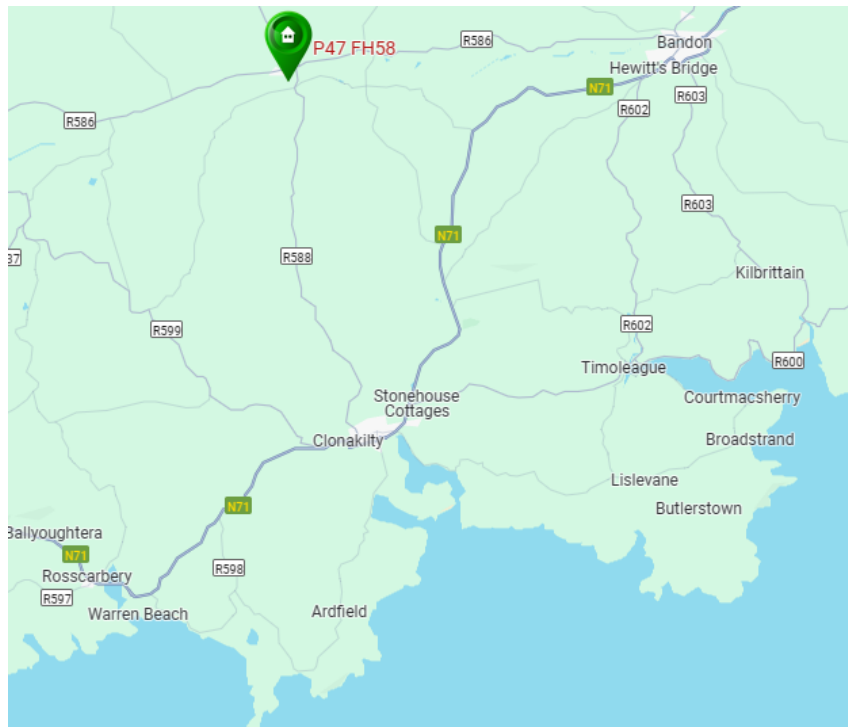


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 P47 FH58 into your smart phone for exact driving directions.

A screenshot of a property information page. On the left, there is a map showing the location of the property, with a callout box containing the address: '12 Church View, Enniskeane, Co. Cork, P47 FH58'. On the right, there is a table of property details. Below the table, there are two buttons: 'Add to Basket' and 'Create Alert'. At the bottom, there are two links: 'View Basket' and 'Print Current View'.

| | |
|---------------------------------------|--|
| Folio Number | CK179830F |
| Title Level | Freehold |
| Plan Number | DRD78 |
| Property Number | 1 |
| Area of selected plans | Not available. |
| Number of Plans on this folio: | 1 |
| Address | 12 Church View, Enniskeane, Co. Cork, P47 FH58 |

[Add to Basket](#) [Create Alert](#)

*Taitte 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](#).

[View Basket](#) [Print Current View](#)

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