

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 22 Fairfield Terrace, Clonakilty P85 PW28

- Fantastic, convenient location within a short walk of all amenities
 - Upgraded & extended house in good condition
- Extending to c. 866 SqFt on an elevated plot with enclosed front garden
 - Large south facing enclosed rear garden

Offers Over €225,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

This very comfortable residence has been extended and is presented in good condition. The location is super convenient and a gentle stroll to all the amenities Clonakilty has to offer to include a fantastic array of restaurants, coffer shops, bars and boutiques. With 3 double bedrooms, bathroom, large sitting room, kitchen/dining room this property is complimented by an enclosed front garden and and a large south facing enclosed rear garden with storage shed. The property is within easy reach of the main playground & boy`s school. This is a great opportunity for first time buyers, investors or rightsizers seeking to gain a foothold in Clonakilty`s ever popular property market. Well maintained throughout. Viewing highly recommended.

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. 80 m² / 866 SqFt

Entrance Hall 1.1 m x 1.4 m

PVC door to entrance hall, tiled floor.

Living Room 4.84 m x 6.2 m

Superb open plan space with dual aspects, south & north, timber floor, modernised in recent years, lovely timber fireplace with granite hearth & open fire with back boiler.

Kitchen/Dining Room 2.8 m x 4 m

Bright modern kitchen with dual aspects south & west, oak fitted kitchen with plenty of storage space, integrated cooker & extractor, glazed door to rear yard, tiled floor.

Outside Toilet

Open stairs from the living room to first floor landing which is carpeted.
There is an airing closet off this landing.

Bedroom One 2.9 m x 4 m

Large double bedroom with two windows facing south onto the rear yard. This bedroom has been recently updated. This room has great character with several usable built in areas, floor is carpeted.

Bedroom Two 2.93 m x 2.5 m

Double bedroom with window facing south & alcove area for a possible fitted wardrobe, carpeted.

Bedroom Three 2.93 m x 3.15 m

Double bedroom to the front of the house with window facing onto the front garden, carpeted, very comfortable bedroom.

Bathroom 1.7 m x 2.65 m

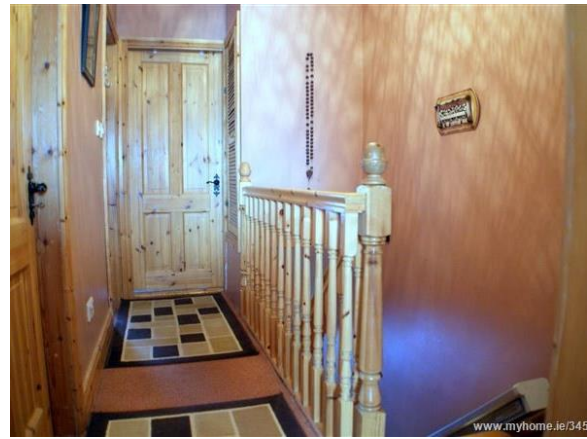
Upgraded bathroom with quality bathroom fixtures & fittings, WC, wash hand basin, separate bath, separate shower.

Services

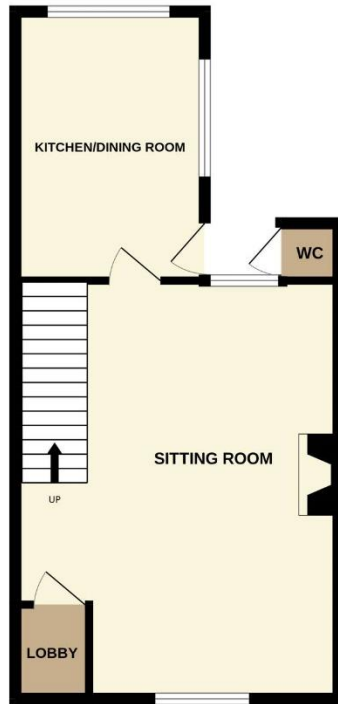
All mains services are connected incl. water, drainage. All windows & doors are uPVC double glazed & heating is oil fired central heating and there is an open fire in the sitting room.

Outside

The property is approached via its own front garden & a path leading up to the house. To the rear of the property there is steps up to a large south facing enclosed rear garden which is finished off in a low maintenance style. Outbuilding accommodation, there is a storage shed to the rear approximately 4 m x 1.8 m.



GROUND FLOOR



1ST FLOOR

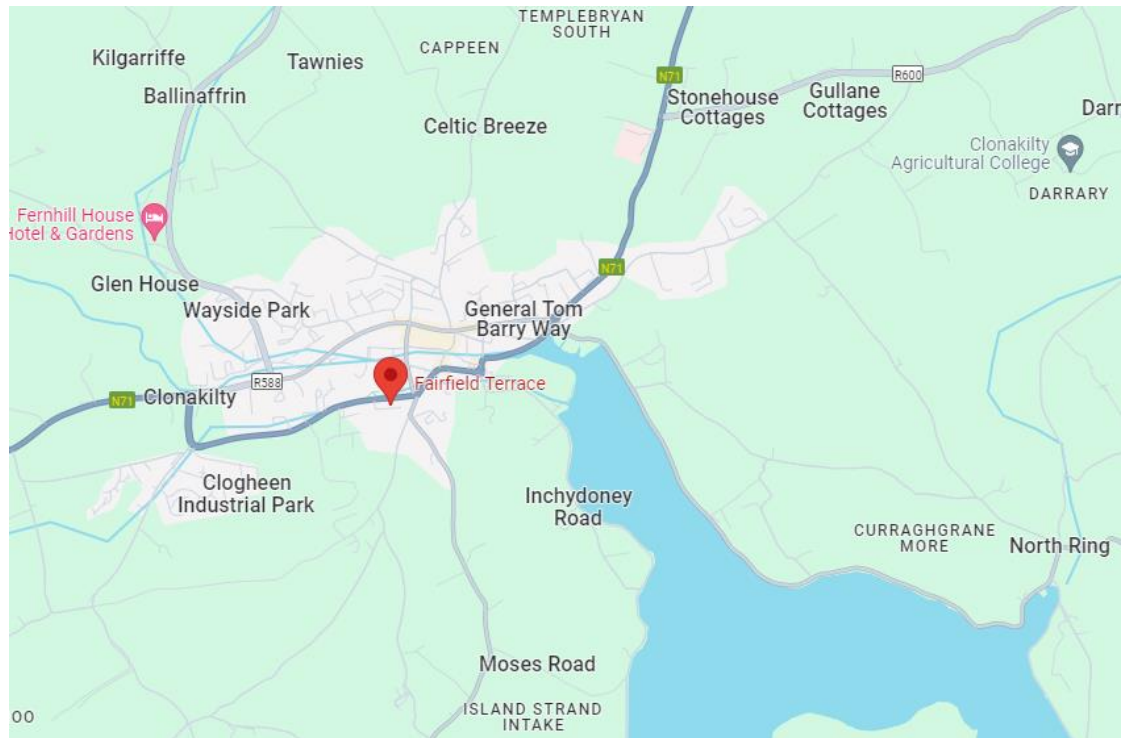


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Directions

Driving from Clonakilty on the bypass N71 road head west towards Skibbereen. The property is on the left before Clonakilty playground & Scoil na mBuachailli.



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