

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347

For Sale – Ballymacwilliam, Clonakilty, Co. Cork, P85 E376



- Fantastic detached family home with garage on beautiful grounds
 - 4-bedroom c 1825 Sqft complimented by enclosed gardens
- Convenient location, c. 4 miles from Clonakilty town and less than 1 mile from Ring Village

Offers Over €370,000



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Attractive 4 bedroom family home with wonderful gardens complimented by an abundance of mature trees, shrubs, plants and flowers.

Such a fantastic location - less than 1 mile to the postcard pretty Ring village and within 5 minutes drive to Clonakilty. Middle Ring Beach is 2km away and Sheeps Cove beach is 3km from the property.

The area evokes a feeling of being part of a small, friendly countryside neighbourhood.

Flooded with light from the large windows there are 4 bedrooms and very practical and well-appointed living areas extending to c. 1,825 Sqft incorporating a garage. The highlight is the private gardens with a perfect south east facing aspect, ideal to take advantage of the sunshine.

Clonakilty is a multi-award winning, cosmopolitan and welcoming seaside town 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

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. 170 m² / 1825 ft² incorporating the garage

Porch/Sunroom c. 2 m x 3.3 m

Lovely bright and spacious area with door into the entrance hall.

Entrance Hall c. 1.5 m x 3.3 m & 6.9 m

Wide, welcoming hall with fitted under stairs storage. Tiled throughout.

Sitting Room c. 3 m x 7.3 m

Light, bright and very spacious sitting room with fireplace. Dual aspect windows, carpeted throughout,

Kitchen/Living room c. 3.1 m x 7.4 m

Spacious dual aspect room with a fitted kitchen and lino flooring. The living room area is bright and spacious with an open fire. There is a door to the utility room and the hall.

Utility Room c. 2.7 m x 4.2 m

Bright spacious utility room. Door to garage and the rear yard.

Stairs to first floor landing

Multi-functional Sunroom/Bedroom/Craft Room/ Office 2.7 m x 8 m

This superb sunroom has triple aspect windows and is flooded with light and is a tranquil sanctuary with stunning countryside views.

Bathroom 2.9 m x 2.3 m

Bathroom, tiled throughout.

Bedroom One 2.8 m x 4 m

Bright double room, carpeted throughout

Bedroom Two 2.1 m x 4 m

Bright double room, carpeted throughout

Bedroom Three 2.7 m x 4 m

Bright double room, carpeted throughout

Bedroom Four 3.1 m x 3.3 m

Large bright double room, carpeted throughout.

Garage 2.7 m x 3.1 m

Spacious garage with roller door

Garden

There is an extensive garden sheltered from the road by fully developed griselinia shrubs.

The garden is complimented by an abundance of mature trees, shrubs, plants and flowers to include Magnolia trees, Hydrangeas, Rhododendrons, Peony roses and fragrant wild roses. The garden is split into separate areas to include a peaceful and sheltered haven with a pretty pond.

A stream runs along the northern boundary and attracts flora and fauna into the gardens.

Services

Mains water. Septic tank. Dual heating system, oil fired central heating with new circulation pump.

Double glazed windows.

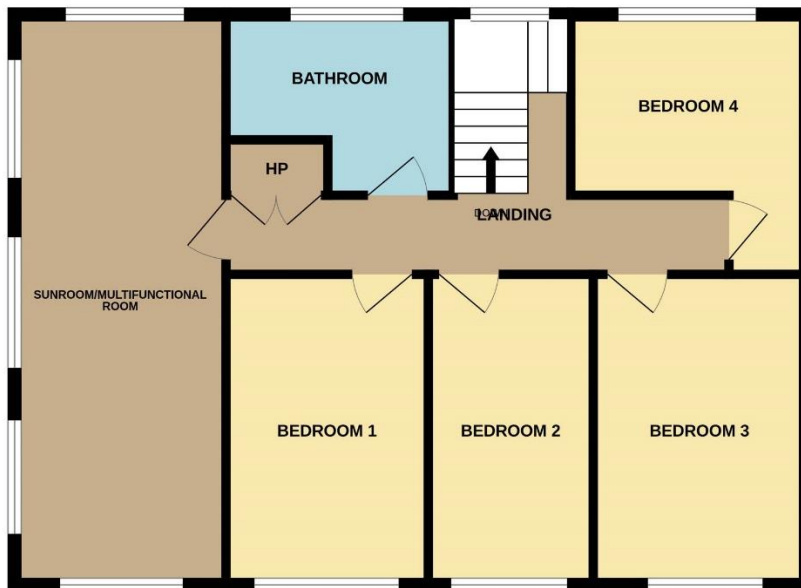




GROUND FLOOR



1ST FLOOR

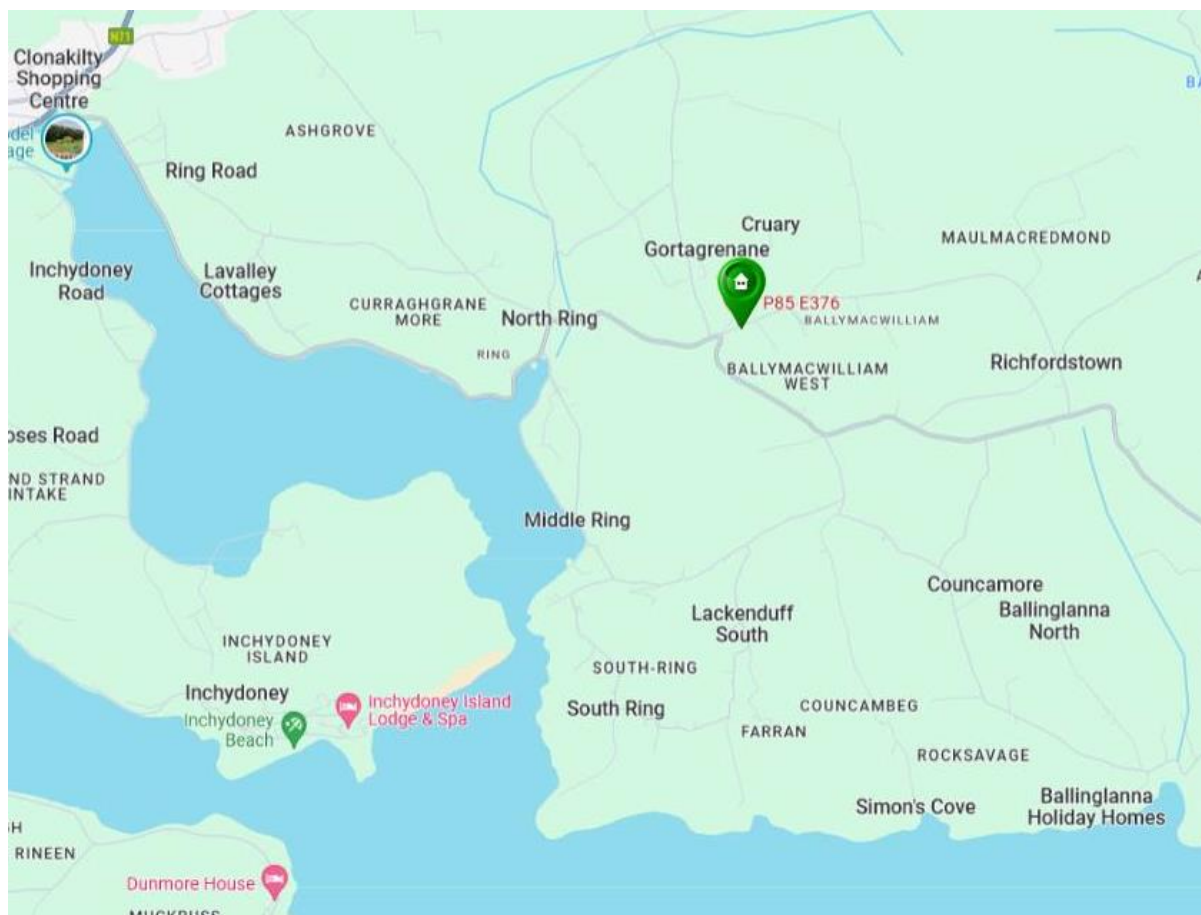


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Directions

Type Eircode P85 E376 into smart phone for exact driving directions.



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