



For Sale – 13 Fernhill Drive, Clonakilty Co. Cork P85 NX56

- Main Points:**
- Light Filled c. 1047 ft² property with 3 bedrooms & 3 bathrooms
 - Complimented by an enclosed, easy to maintain garden
 - Well-presented internally & fully floored attic
 - Within 10 min. walk of Clonakilty Town Centre

AMV € 250,000

BER C3

With more to offer than meets the eye, this super 3-bedroom property is presented for immediate occupation. Conveniently located on the edge of Clonakilty town centre, within an easy walk to all local amenities the property is also within a short walk of the multi award winning Fernhill Hotel and Gaelscoil Mhichil Ui Choileain. This light filled c. 1047 ft² property is complemented by an enclosed easy to maintain garden that has a side access. Fitted with a 7 day fully programmable, oil fired, zoned heating system these properties are well known for being easy to heat and run. The property also comes with an easy to access fully floored attic with roof lights.

Fernhill Drive is a very popular, safe estate located 10 min. walk of Clonakilty town centre.



Accommodation c. 97 m²/ 1047 ft²

Entrance Hall 1.9 m x 4.2 m

Attractive and welcoming entrance hall.

Guest Toilet 1.5 m x 1.6 m

Large, understairs, guest toilet with WC and wash hand basin.

Sitting Room 3.4 m x 4.2 m

Glazed door into the light filled, comfortable sitting room with fantastic bay window, solid oak floor, open fireplace with wooden surround and granite hearth.

Kitchen/Dining Room 5.5m x 4.1 m

Superb west facing spacious room with sliding glazed doors out to rear patio and garden, tiled floor and beautifully fitted kitchen with integrated oven, hob, extractor, fridge freezer and dishwasher.



Stairs to first floor landing with oak floor and airing closet, folding attic stairs allowing access to the fully floored attic above.

Bathroom 1.7 m x 2.3 m

Tiled with bath, WC, wash hand basin.

Bedroom One 3.6 m x 3 m

Double bedroom with solid oak floor and a large east facing window.

Ensuite

Tiled with large double shower tray, electric shower, WC, wash hand basin and shaving light.



Bedroom Two 2.8 m x 3.6 m

Beautiful double bedroom with solid oak floor and west facing window.

Bedroom Three 2.6 m x 3.1 m

Single bedroom with solid oak floor and fitted storage closet, west facing window.



Property Sales, Valuations, Lettings & Property Management

PSR No. 001102

Attic

There is an easy fold out stairs access to attic, which is fully floored and has Velux roof lights.

Services

The property is connected to all main services including water, electricity and main sewerage. Heating is by means of oil-fired central heating which is fully zoned internally with independent 7-day programmer for upstairs, ground floor and hot water. The BER rating is C3.

Outside

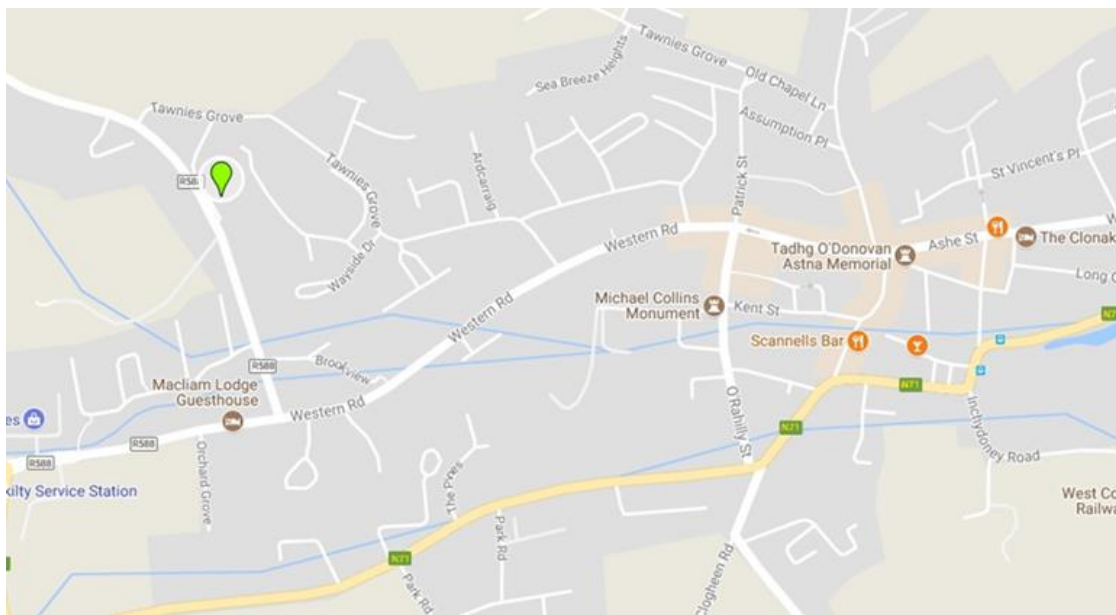
The property has an attractive low stone wall and pillared entrance. There is a small front lawn and side access around the house. To the rear of the house there is an enclosed garden.

Directions

Type Eircode P85 NX56 into smart phone for exact driving directions.

From Clonakilty drive west and turn right on the R599 Enniskeane/Fernhill road. After 500 metres take the first road right and Fernhill Drive is immediately on your right side.

Location Map



A: Faxbridge Roundabout, Clonakilty, West Cork

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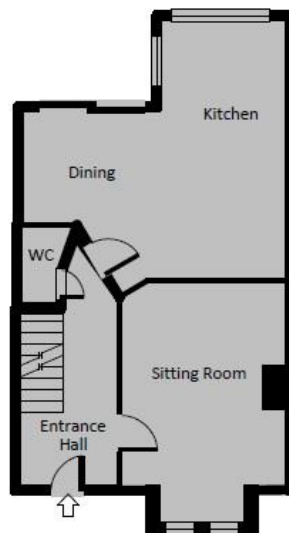


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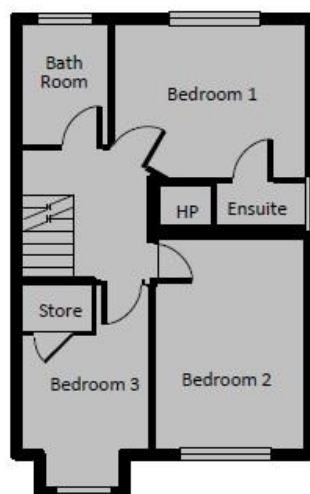
Groundfloor



Martin Kelleher Property Services
For identification only - Not to scale



First Floor



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For identification only - Not to scale



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