



Property Sales, Valuations,  
Lettings & Property Management  
PSR No. 001102



**For Sale –5 Sand Quay Mill, Clonakilty, Co. Cork P85 FK88**

- Main Points:** Beautifully presented, secure and spacious two-bedroom apartment c.860 ft<sup>2</sup>
- Recently decorated to a very high standard
  - Sand Quay Mill dates from the 1850's and was completely renovated in 2003
  - Centrally located in the gorgeous town of Clonakilty with nearby Inchydoney, Red Strand and Long Strand beaches

**Guide Price € 180,000**



A: Faxbridge Roundabout, Clonakilty, West Cork  
 P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)

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This beautifully presented apartment is in a fantastic central location, is secure and spacious. Furthermore, the astute buyer will own an amazing piece of architectural history in the centre of the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork. The structure of Sand Quay Mill dates from the 1850's and the building was beautifully renovated in 2003.

Access is via an audio-visual entry system which is controlled from the apartment. There is both a stairs & elevator servicing all levels and a small outside communal area for sitting out. There is a large parking area outside the front door, but spaces are not allocated.

***Located at the former quayside of Clonakilty port, this building is an interesting reminder of the town's maritime heritage. The sea retreated due to silting in the port in the mid nineteenth century, land was subsequently reclaimed, and the sense of the importance of the sea to the town has been diminished. Formerly a dockside warehouse, it is a valuable reminder of the role of the port in the town's development and its trading past. Though altered to accommodate a new use, much of the original form and fabric remain. (National Inventory of Architectural Heritage)***



**Additional Features:**

- Audio visual entry system
- Stairs & elevator servicing all levels
- Oil fired central heating
- Small outside communal area

**Accommodation c. 80 m<sup>2</sup> / 860 ft<sup>2</sup>**

**Communal Entrance Lobby and stairwell**

The common areas are beautifully presented and very well kept. There is secure coded access to common entrance hall. Take the lift or stairwell to your property.



**Entrance Hall to apartment 1.2 m x 7 m**

Spacious and bright entrance hall tiled throughout.

**Kitchen/Diner/Living Room 5.3 m x 5.8 m**

Dual aspect south and west facing windows fill the room with light. Recently decorated with tiled floors, fully fitted Shaker style kitchen with integrated appliances to include fridge freezer, hob, oven, extractor and dishwasher.



**Shower Room 6 m x 6 m**

Spacious shower room with power shower, WC, wash hand basin and vanity unit.

**Master Bedroom 3.8 m x 4 m**

Bright and airy double bedroom with timber floors, fitted wardrobe and ensuite.

**Ensuite**

With spacious double shower unit, power shower, WC and wash hand basin.



**Bedroom Two 3.5 m x 3.8 m**

Bright west facing double bedroom with timber floors and fitted wardrobe.



**Services**

All mains services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. Excellent power shower. UPVC double glazed windows and doors.

**Outside**

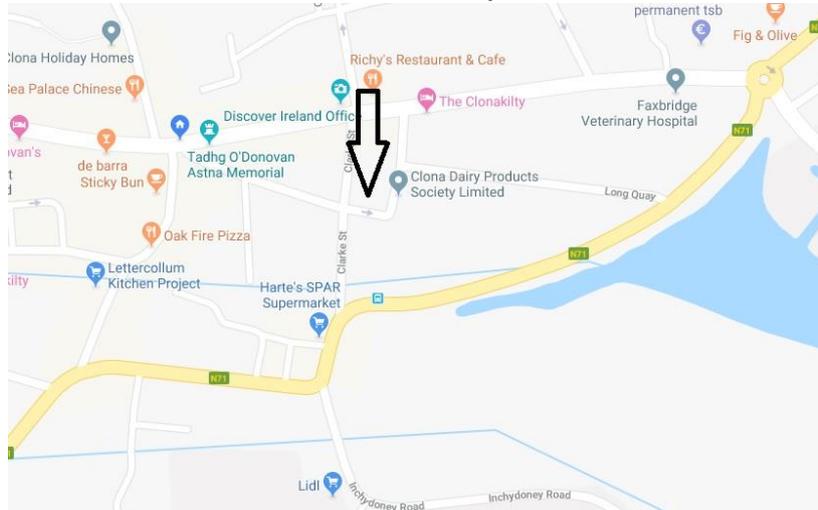
The main entrance door to the spacious lobby has a security coded door and audio-visual entry system. There is an elevator up to the apartment servicing all levels. Unallocated car parking is very close to the door. There is a small enclosed communal area outside.

**Directions**

Type Eircode P85 FK88 into smart phone for exact driving directions.

Upon entering Clonakilty from the Cork (East) side, take the town exit off the first roundabout and then take a left at The Clonakilty Hotel and An Sughan Bar and Restaurant.

**Location Map**



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. Made with Metropix 10/200

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