

# For Sale

Asking Price: €225,000

Sherry  
FitzGerald  
O'Neill



26 Assumption Place,  
Clonakilty, Co Cork, P85 XP70



[sherryfitz.ie](http://sherryfitz.ie)



Convenient semi-detached house and garden on a quiet cul-de-sac, situated in a superb location within a short stroll of everything that Clonakilty has to offer.

We expect that this property will qualify for the Vacant Property Refurbishment Grant.

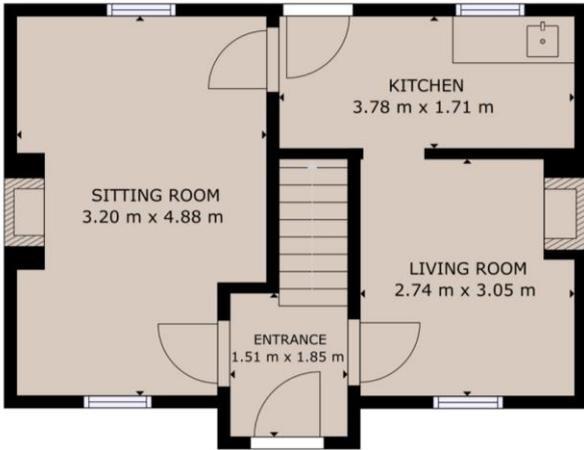
The accommodation comprising 718 sq. ft. / 66 sq. m. approximately includes entrance hall, sitting room, living room and kitchen on the ground floor. The first floor includes 2 bedrooms and a family bathroom.

Located on an elevated site with views over the town, the south facing property has a side and rear garden offering future potential. The back garden is terraced and benefits from sunshine throughout the day. There is also pedestrian access from the Old Chapel Lane to the rear.

Services include mains water and sewerage, electricity and fibre broadband is available. Heating is via open fireplaces in each room.

Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres south west of Cork City and Airport.





GROUND FLOOR

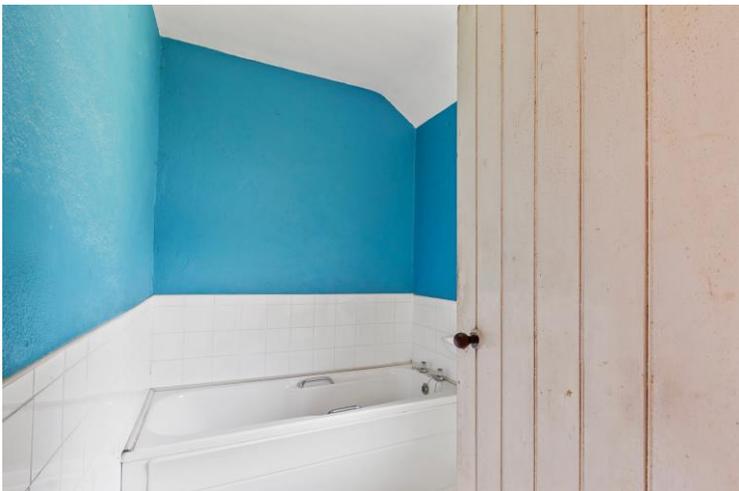


FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 66.74 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





**NEGOTIATOR**

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**ENERGY RATING**

Rating: G  
BER No: 118423656  
EPI: 1166.91 kWh/m<sup>2</sup>/yr

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daft.ie

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