



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – Saint Xaviers, Fernhill Road, Clonakilty P85 HP21

- Main Points:**
- Substantial property extends to c. 0.33 acres
 - Within an easy walk of Clonakilty town centre
 - Extending to c. 128 m² or 1375 ft², 1950's built 4/5 bedroom bungalow
 - Would ideally suit those looking for a renovation/extension project
 - Has potential for a new dwelling or dwellings

PSR No. 001102

Offers over € 225,000

BER G

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





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This substantial property extends to c. 0.33 acres and offers great scope. The location is superb off Fernhill Road which is an ever-popular place to live owing to the convenience of its location within an easy walk of Clonakilty town centre. Whilst this property is currently habitable it could well do with major upgrading and refurbishment to bring it up to today's modern living standards.

Extending to c. 128 m² or 1375 ft² this 1950's built 4/5 bedroom bungalow is complimented by a small rear detached storage shed.

This would ideally suit those looking for a renovation/extension project. Considering the large plot size & location this property also has potential for a new dwelling or dwellings.



Accommodation c. 128 m²/ 1375 ft²

Entrance Hall

Carpeted.

Sitting Room 3.9 m x 3.9 m

Spacious room with original timber floor. Open fireplace and large window

Kitchen 3.5 m x 3.9 m

Spacious kitchen dining room with fitted kitchen units and storage. Stanley range.

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Utility Room 5 m x 2.5 m

Very large utility with door to rear garden. Tiled floor.

Bedroom One 4.7 m x 4.3 m

Large ensuite double bedroom with fitted robe. Carpeted

Ensuite 1.7 m x 2.2 m

Shower, WC and wash hand basin.



Living Room 6.9 m x 2.9 m

Plenty of light coming into this large living room. Carpeted floor

Bedroom Two 3 m x 2.8 m

Carpeted

Bedroom Three 2.4 m x 2.8 m

Carpeted

Bedroom Four 3 m x 1.9 m

Carpeted.



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Bathroom 2.9 x 2 m

Bath, WC and wash hand basin.

Bedroom Five

Bedroom Four 3 m x 1.9 m



Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services.

Garden/Outside

Detached storage shed to the rear.



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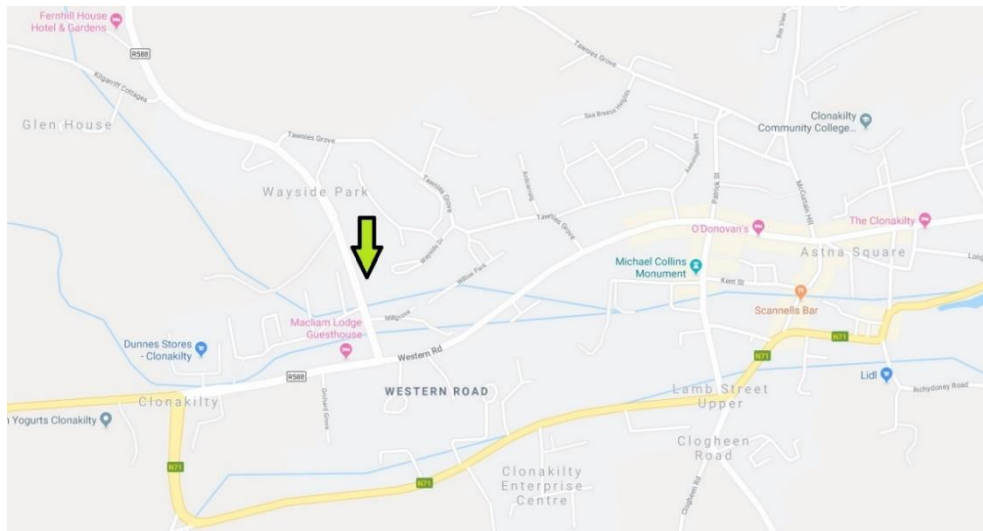
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Directions

Type Eircode P85 HP21 into smart phone for exact driving directions.

Location Map



Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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