



Martin Kelleher
PROPERTY

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For Sale – 42 Wayside Crescent, Clonakilty, Co. Cork

Main Points: - Light filled c. 1054 SqFt property with 3 double bedrooms
Complimented by an enclosed, easy to maintain yard
Presented in walk in condition internally
Within 7 min. walk of Clonakilty Town Centre

PSR No. 001102

Guide Price € 265,000

BER C3

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With more to offer than meets the eye, this super 3 bedroom property is beautifully presented internally. Conveniently located on the edge of Clonakilty town centre, within an easy, flat walk to all local amenities, this property is also within metres of Clonakilty's Gaelscoil Mhichil Ui Choileain.

This light filled south facing c. 1054 sqft property is complemented by an enclosed easy to maintain rear yard that has a side access. These properties are well known for being easy to heat and run.

With large green areas, ideal for kids, Wayside Crescent is a very popular, safe estate located 7 min. walk of Clonakilty town centre. Accommodation includes Entrance Hall, Sitting room, kitchen dining room and guest toilet on the ground floor. The first floor includes 3 double bedrooms, ensuite and bathroom. There is a useful outside shed which has power and light and is also used as a utility room.



Accommodation c. 98 m²/ 1054 ft²

Entrance Hall

Spacious and welcoming Entrance Hall with plenty of room for storage.

Sitting Room 2.1 m / 4.1 m x 3.5 m / 2.1 m

Bright and cosy sitting room with south facing window onto the green area. Polished timber floor and a cast iron fireplace with timber surround.

Kitchen/Dining Room 5.9 m x 3.42 m

Bright room with a double aspect from windows facing west and north into the enclosed rear yard (easy to keep an eye on the kids). Plenty of fitted storage space in the kitchen and includes an integrated job, extractor, double oven and dishwasher. Door to rear enclosed yard.

Guest Toilet 1.6 m x 1.4 m

Large guest toilet with WC and wash hand basin.

Carpeted stairs to first floor landing.

The landing is very bright compliments to a west facing window. Access to the attic and also the airing closet here.

Bedroom One 3.9 m x 3.5 m

Main ensuite double bedroom with a large window facing south overlooking the green area. Timber floor and fitted shelving.



Ensuite 1.9 m x 1.6 m

With window and WC, wash hand basin and electric shower.

Bedroom Two 2.92 m x 2.79 m

Double bedroom with large window and timber floor. Handy storage closet off.

Bedroom Three 2.86 m x 3.43 m

Double bedroom with large window and timber floor. Handy storage closet off.

Bathroom 1.9 m x 2 m

WC, wash hand basin and bath.

Shed/Utility Room 2 m x 2 m

Handy storage area plumber for washing machine. Also has power socket and light.

Services

All mains services are connected. Heating by means of oil fired central heating and an open fire in the sitting room. UPVC double glazed windows and doors throughout.

Outside

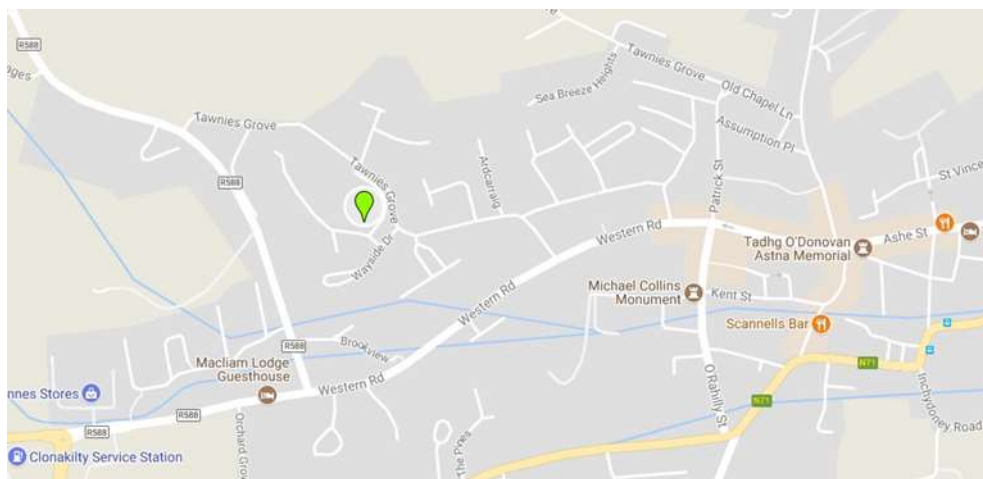
The property has private off street car parking for 2 cars. There is a side garden and large rear enclosed yard which can also be accessed from the side. The yard is low maintenance with a tarmac surface.



Directions

Type Eircode P85 EV84 into smart phone for exact driving directions.

Location Map





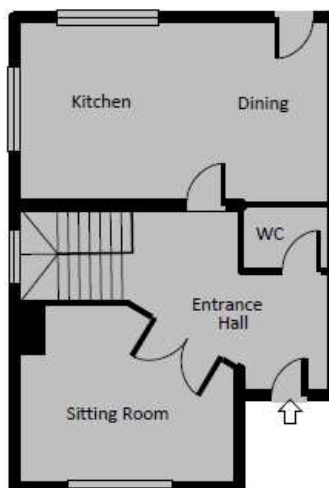
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Ground Floor



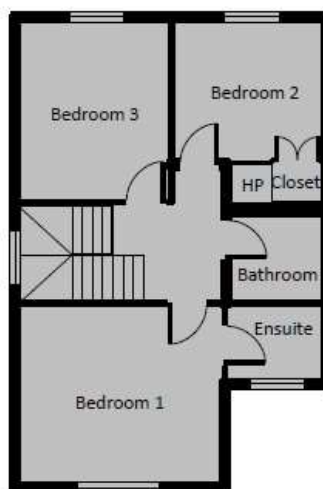
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First Floor



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