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PROPERTY

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## For Sale – 7 The Waterfront, Clonakilty, Co. Cork

**Main Points:** Luxurious & bright 2 bedroom apartment C. 870 ft<sup>2</sup> - Situated within easy walking distance of all town amenities – Great light from large windows - Long list of superb features, including elevator access, video enabled intercom access, WIFI oven, power showers – Ready to walk into – Permanent parking space

PSR No: 001102

**AMV € 225,000**

**BER B3**

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Brand new apartments in this most desirable of locations.

In continuing on from the original luxury apartments, the owners have created 5 stunning new apartments at the multi award winning Waterfront, Clonakilty.

With a triple aspect and excellent light, the sumptuous accommodation of No. 7 extends to c. 80 m<sup>2</sup>- 870 ft<sup>2</sup> and includes 2 large bedrooms, large kitchen living room, utility and shower room.

Located between the sea and Clonakilty town, this bright property is situated within easy walking distance of all town amenities. Secured with audio visual, coded access from the street an elevator brings you up to your door. The property has a long list of superb features, including audio visual coded access to the main door, elevator, broadband, power showers, WIFI enabled oven. The Waterfront is set to become a vibrant centre within Clonakilty town with planning granted for a high specification distillery, visitor centre and cafe restaurant. Clonakilty itself is gaining even more popularity as a location to live since it was voted No. 1 town to live in Europe and since the main streets were refurbished. The apartment benefits from excellent views to the south and west overlooking the busy town activity below.

The apartment comes with private car parking for one car right outside the main door and this area will be further landscaped over the coming months.

This is a most comfortable apartment with a highly efficient energy rating of B3 and viewing is highly recommended.



***More information on The Waterfront –***

*Clonakilty Distillery Ltd (CDL) has been successful in its planning application for a 'change of use' for the Waterfront development, which formerly housed a local Gaelscoil.*

*According to the plans the project includes a visitor centre, an 80-100 seater café/restaurant, as well as an outdoor dining area and 80 parking spaces.*

*The planning includes a visitor centre with a shop and off-licence at ground floor level, tasting room and display areas at first floor level, media room and open plan areas at second floor level, and ancillary office use and staff facilities at third floor level.*

*Site development works will also include alterations to the existing plaza, consisting of the relocation and replacement of the existing ramp and stairs, internal access roadways, landscaping, footpaths and an ancillary car park.*

*The project will incorporate a craft distillery, which will produce a single pot still whiskey under the 'Clonakilty' label.*

*The iconic whale tail will be used as the logo, which refers to the three fin whales which frequent the Galley Head.*

*Three large copper pot stills are currently being manufactured in Italy and CDL are hoping the distillery will be up and running in early 2018.*



**Accommodation c. 870 ft<sup>2</sup>**

**Features list**

- hardwood walnut doors throughout
- chrome sockets
- video enabled intercom access to the front door below
- luxurious finish including deep pile carpet and stainless steel curtain rails

**Communal Entrance Lobby**

Secure coded access to common entrance hall. Take the lift or stairwell to your property.

**Entrance Hall**

Hall with marble floor tiles.

**Kitchen/Living Room**

Superb light and views owing to the large glazed areas south and west. Beautiful tiled floor throughout. The kitchen is a superb luxurious kitchen with integrated lighting & high end appliances including WIFI enabled oven, microwave, dishwasher, electric hob, stainless steel extractor, fridge freezer and double sink. Pull out pantry units, clever storage, chrome curtain poles.



**Shower Room**

High end tiling and luxurious finish. Double shower with chrome shower unit, WC, wash hand basin, vanity storage unit and lighting.

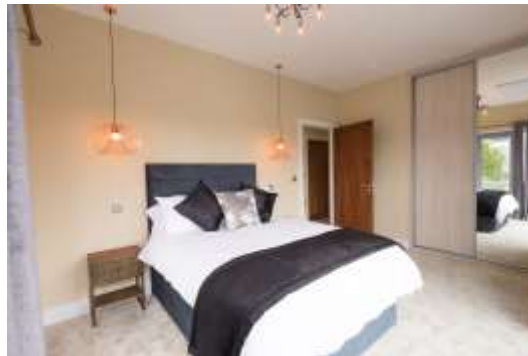
**Bedroom One**

Luxuriously fitted double bedroom with high end deep pile carpet. There is excellent light from the large glazed doors which can slide in to access a small flower balcony. Chrome curtain rail, high end wardrobe with sliding doors and integrated storage, wall lighting and feature ceiling lighting.



### Bedroom Two

Luxuriously fitted double bedroom with high end deep pile carpet, excellent light from the large window, chrome curtain rail, high end wardrobe with integrated storage, wall lighting and feature ceiling lighting.

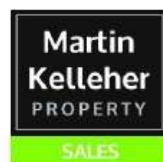


### Services

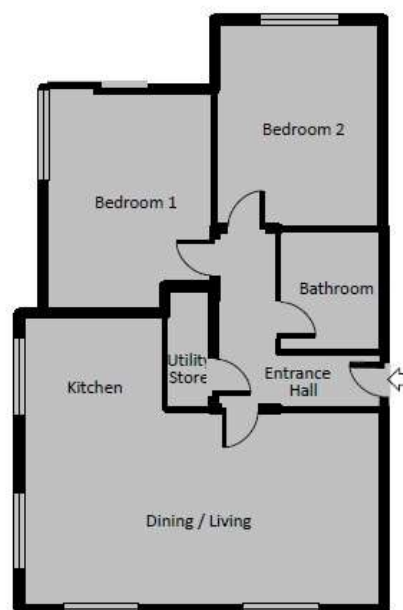
All mains services are connected to the property and include mains water, drainage. Heating is via low emission, WIFI enabled electric ceiling heating. Excellent power showers.

### 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. Car parking is within meters of the door.



Martin Kelleher Property Services  
For identification only - Not to scale



### Directions

Upon entering Clonakilty from the Cork (East) side, take the N71 or Skibbereen exit off the first roundabout and the Waterfront Buildings are located on your left, opposite Eurospar.



**Joint Selling Agent – Sherry Fitzgerald O'Neill, Western Road, Clonakilty**  
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### Important Notice/Disclaimer

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