



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**



For Sale – Lisselane, Clonakilty, Co. Cork P85 X562

- Main Points:** - Walk to the golf course from this substantial, privately situated, property with extensive garage workshop
- C. 2050 SqFt with 4/5 bedrooms – In very good condition
 - Extensive garage workshop c. 1400 SqFt
 - Excellent 1.1 acre level plot with super country views
 - Oil FCH, stove & open fire

PSR No. 001102

Guide Price € 295,000

BER C3

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Take another look at this property. Recently improved and for what is on offer here the value for money is incredible. Even though the setting is very peaceful the location is convenient being within walking distance of the golf course, only 2.5 miles to Clonakilty and the easy side of Clonakilty to commute to Cork city. This Lisselane property has a 2000Sqft residence, a massive 1400 Sqft garage building and a fantastic plot extending to 1.1 acres. The house is in move in condition and is very flexible in its layout with an option of up to 5 bedrooms over both floors. There are fabulous country views from the front of the house and a spacious garden ideal for kids to play on.



Accommodation c. 190 m²/ 2045 ft²

Entrance Hall 1.5m x 5.9m

Large bright entrance hall with under stairs storage space. Tiled and part timber floor.

Sitting Room 4.9m x 3.8m

Spacious bright sitting room with large window facing east and with super countryside views. Marble feature fireplace open fire, wall lighting and timber floor

Bedroom Three 4m x 3.8 m

Large ensuite double bedroom with plenty of light from the south facing window. Ensuite with WC, wash hand basin and shower.

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Bathroom 2.4m x 3.2m

Large bathroom incorporating airing closet, WC, wash hand basin, bath and electric shower

Kitchen / Dining Room 4.9m x 2.9m & 2.5m x 1.6m

Plenty of light via the north and east facing windows with lovely countryside views and glazed door to parking area. Fitted kitchen with plenty of storage space including double oven, extractor fan, dishwasher, washing machine and fridge freezer.



Lounge 2.9m x 4.3m

Large sitting room which intercommunicates with the kitchen via double doors. Lovely countryside views from large east facing window. Multi fuel stove with back boiler

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Laundry/Bedroom/Office 3.2m x 2.1m

Laundry room with fitted shelves.

Bedroom four 3.2m x 2.8m

Double bedroom with window facing east and timber floor.

Office/bedroom five 3.2m x 3.5m

Flexible room with many potential uses. Timber floor.

Stairs to 1st floor and carpeted landing with fitted cupboard space



Bedroom One 3.8m x 7.3m

Double bedroom, carpeted with south facing window and roof light.

Bedroom Two 3.1 m / 2.1 m x 2.81 m / 1.73 m

Double bedroom ensuite with carpeted floor and plenty of light from two roof lights. Ensuite tiled with WC, wash hand basin, chrome heated towel rail and electric shower.

Services

The property has mains water electricity and telephone services. Heating is by means of oil fired central heating and includes multi fuel stove with back boiler to the radiators. Windows and doors are UPVC double glazed throughout.

Outside

The property is approached via a long tarmac drive pillared entrance. There is a timber ranch fencing running the length of the front. There is a large parking area which circulates around the house.

There is a large garden to the north side of the property.

This property has a dual access around to the shed to the rear of the house.

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Workshop garage office building

This is a superb substantial workshop garage office building with toilet and boiler room. There are 2 sets of loading doors suitable for car access and a further set of pedestrian doors. Flexible building with potential parking 6 cars and room to spare. Sunken pit for inspection of vehicles.

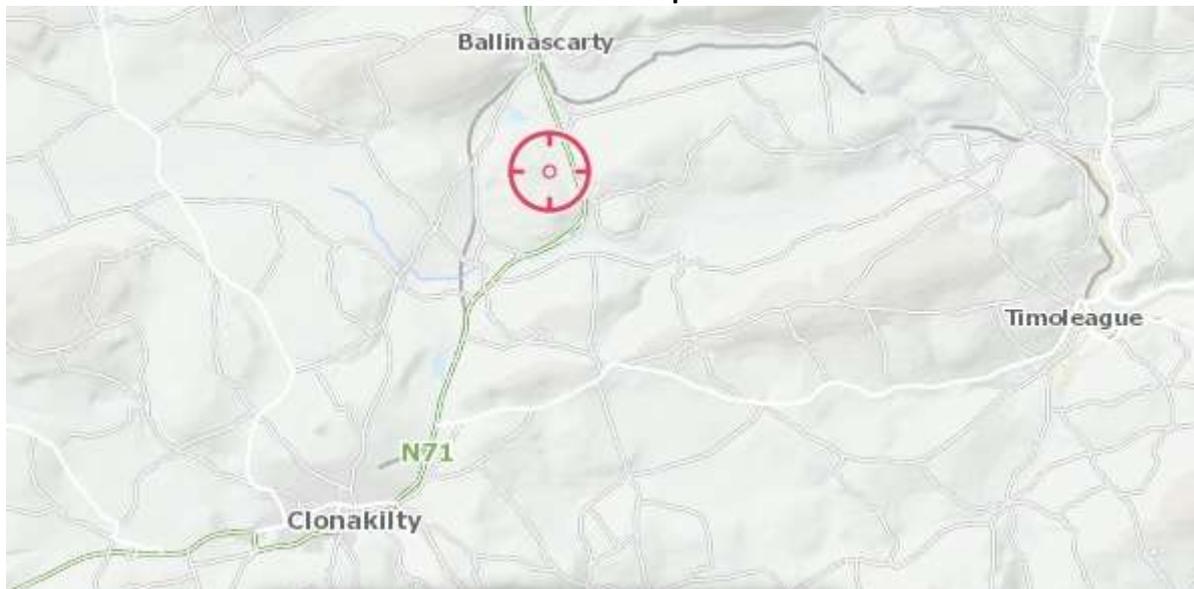


Directions

Type Eircode P85X562 into smart phone for exact driving directions.

Coming from Clonakilty heading towards Cork turn left immediately opposite Lisselane Estate and entrance to golf course. The property is at the end of this road.

Location Map



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