

For Sale

Asking Price: €275,000

Sherry
FitzGerald
O'Neill



25 Fairfield Terrace, Clonakilty,
Co Cork, P85 D821

BER C2

sherryfitz.ie

RECENTLY REFURBISHED, 2-BEDROOM, MID-TERRACE HOME, IN A SUPERB LOCATION WITHIN A SHORT STROLL OF EVERYTHING THAT CLONAKILTY TOWN HAS TO OFFER.



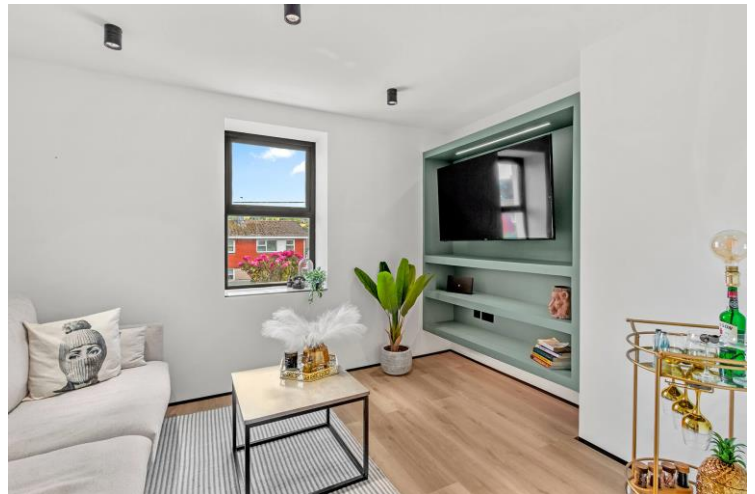
SPECIAL FEATURES

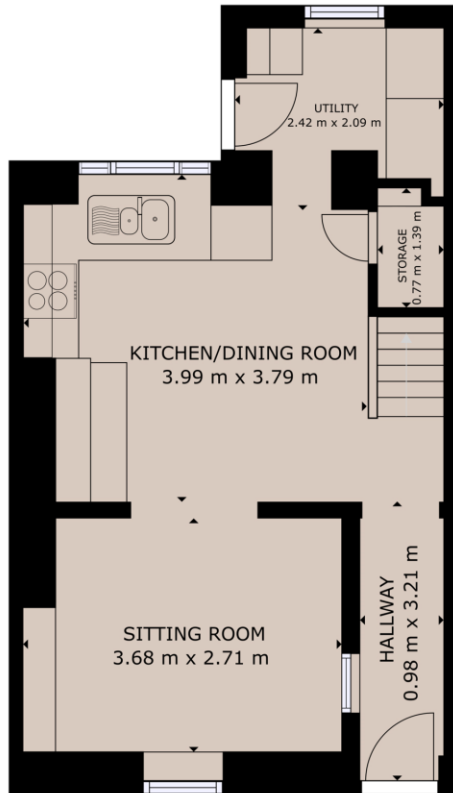
- o 2 bedroom home extending to 680 sq. ft. / 63 sq. m. approx.
- o Sunny south facing back garden with rear access and storage shed.
- o Extensive refurbishment including wiring, plumbing, internal/external/attic insulation, ceilings and new fibre cement slates.
- o Newly fitted kitchen and utility with new appliances
- o New bathroom including walk-in shower
- o Stylish finishes including Knightsbridge plugs and switches and media wall in sitting room.

The property comprises 680 sq. ft. / 63 sq. m. approx. of living space. The accommodation includes entrance hallway which opens to kitchen/dining room with sitting room off. The kitchen is newly fitted with new appliances and raised breakfast area while the sitting room has a media wall built-in. There is also a utility room on the ground floor. The first floor includes two bedrooms and a newly fitted family bathroom.

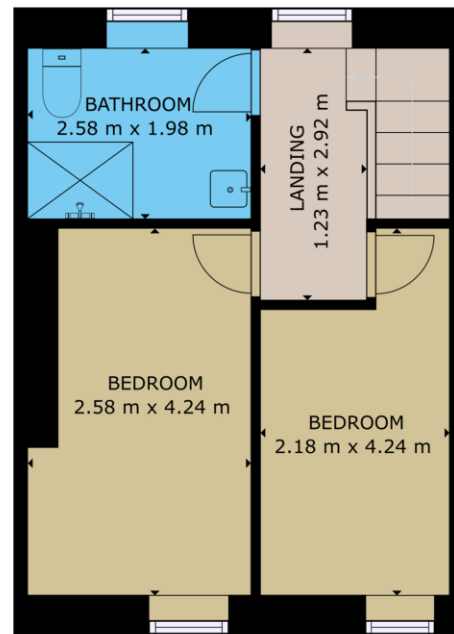
Refurbishments to the property included; full rewire (certified); re-slatting with fibre cement slates; new gutters and downpipes; 150mm Petralana Attic insulation; insulation boards on internal walls; new metal suspended ceilings and metal stud walls; new front and back composite doors; new plumbing system with pipes insulated; new radiators and pipework and new mains water pipework and stopcock. Further details of works completed are available on request.

The property is entered via an attractive cast iron pedestrian gate with the front garden laid out in lawn and path to the front door. To the rear of the property is a generous south facing back garden offering future possibilities. There is a shed to the rear of the property and access to a back laneway.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 63.25 m²

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.

The construction of Fairfield Terrace began in 1933. It was the second scheme of social housing built in Clonakilty following the foundation of the Free State under the Housing Act of 1931. Clearance Orders were issued under the act which condemned the housing on Lamb Street (Larkin Street today), upper reaches of McCurtain Hill, Patrick Street and Old Chapel Lane as unfit for habitation. These houses had developed as weaver's cottages with the thriving linen industry from the late eighteenth and early nineteenth century but were totally inadequate by the 1930s. Whole communities were uprooted for new beginnings with the first occupants of Fairfield Terrace coming from Lamb Street and Old Chapel Lane.



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, Pubs, Restaurants, Cinema along with the various Sports and Community Groups within the town. 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.



NEGOTIATOR

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VIEWINGS

Strictly by prior appointment.

BER

Rating: C2
BER No.: 116198854
EPI: 192.57 kWh/m²/yr

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myhome.ie
daft.ie

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