



**Martin Kelleher**  
PROPERTY

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## For Sale – 11 College Grove, Clonakilty, Co. Cork

**Main Points:** Located on the edge of award winning Clonakilty town centre within a short, flat, easy walk of all local amenities - Light filled c. 1345 sqft accommodation – Enclosed south/west facing patio with side access – Ready for immediate occupation - Pumped cavity wall insulation, upgraded roof insulation, multi fuel stove, new carpets & doors - Ent hall, Sitting room, Guest toilet, kitchen dining room, 3 bedrooms, bathroom, ensuite & outoffice.

PSR No. 001102

**AMV € 240,000**

**BER D1**

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Martin Kelleher Property Services are delighted to present for sale this super cool and freshly presented Clonakilty townhouse that offers much more than initially meets the eye. Conveniently located on the edge of award winning Clonakilty town centre within a short, flat, easy walk of all local amenities, this house is still far enough away from the noise and bustle of the streets. This large, light filled c. 1345 sqft property is complemented by an enclosed easy to maintain south/west facing, synthetic grass surfaced patio, that has a side access. Better again it has a decent sized outoffice which could also be used for storage or man/woman cave. The house is presented in a modern open plan style and is ready for immediate occupation. Features of the house include recently pumped cavity wall insulation, upgraded roof insulation, multi fuel stove, new carpets and doors. College Grove is quietly hidden away near the town centre on a safe, no through road. It represents a great investment opportunity as it appeals to first time buyers, landlords and people trading down to an easily managed convenient townhouse. Accommodation – Entrance hall, Sitting room, Guest toilet, kitchen dining room, 3 bedrooms, bathroom, ensuite and outoffice.



**Accommodation c. 124 m<sup>2</sup> / c. 1345 ft<sup>2</sup>**

**Entrance Hall 2 m x 4.3 m**

Wide welcoming entrance hall with beautifully tiled floor.

**Sitting Room 3.5 m x 4.3 m**

Beautiful & spacious room with large bay window. Glazed double doors open out into the kitchen dining room. Fitted multi fuel stove.

**Kitchen / Dining Area 5.64 m x 3.74 m**

This bright west facing room opens into the sitting room via double glazed doors. There is also a sliding door that opens out onto the patio. Tastefully decorated the fitted kitchen includes a hob, extractor and fridge freezer.

**Under Stairs WC with toilet and wash hand basin.**

**Stairs to first floor landing & Bathroom 2.3 m x 2 m**

Fully tiled and upgraded to include modern rainfall type shower, wash hand basin, bath and WC.

**Bedroom One 3.5 m x 3.84 m**

Bright double bedroom overlooking the west facing patio. Wooden floors.



**Bedroom Two 3.5 m x 4.21 m**

Spacious double bedroom with timber floor. Recently fitted wardrobe with sliding doors.

**Stairs to first floor landing & Bedroom Three (Master Bedroom)**

Excellent ensuite double bedroom with superb light from the large rooflights.

**Ensuite 1.7 m x 1.9 m**

Fully tiled with WC, wash hand basin & shower.





### Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of electric storage heaters. Windows & doors are uPVC double glazed throughout. High speed Broadband available.

### Rear patio/yard

Fantastic south west facing enclosed patio. There is a synthetic grass covered surface making it ideal for children playing. A small rear flower planter adds an interesting feature.

### Rear out Office 2.6 m x 3.2 m

Open plan space & high ceiling would suit as a storage shed, a hobby room etc.



### Directions

Type Eircode P85 K163 into smart phone for exact driving directions. College Grove is located close to Clonakilty Community School and adjacent to Chateaulin Orchard. From the Cork side of Clonakilty drive up through town and turn right after An Sugan and Richys Bistro. Take the first left then into College Grove.

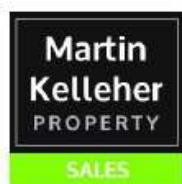




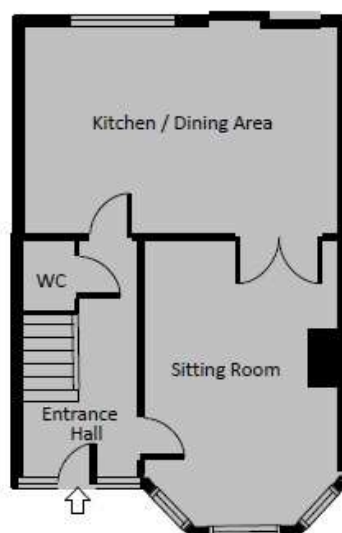
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### Ground Floor



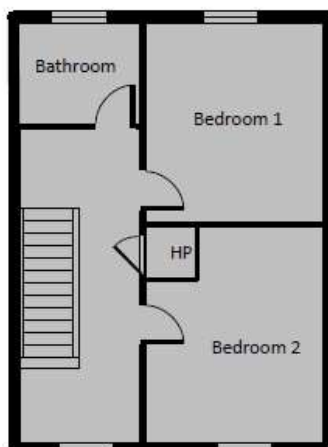
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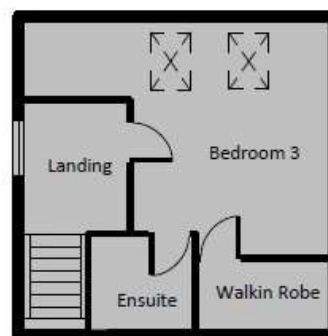
### First Floor



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### Second Floor



#### Important Notice

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. 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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