



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 54 Pearse Street, Clonakilty, Co. Cork

Main Points: - Strategic town centre property with c. 40 m long, large yard & rear access onto Clonakilty Car Park – 3 storey building plus attic ext. to c. 89 m² / 954 ft² - The property has had a new roof recently & could do with further renovations to bring it up to standards – With previous residential and commercial use - Within walking distance of all town amenities

PSR No. 001102

AMV € 125,000



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Superb opportunity to purchase a strategic town centre property with large yard and rear access. This 3 storey plus attic building is narrow but extends well back from the street. The property incorporates c. 89 m² / 954 ft² and has a 40 meter long rear yard. Internally it has the benefit of an enclosed south facing rear yard and rear shed which has a very handy access onto Clonakilty car park. The property has had a new roof recently and could do with further renovation to bring it up to current standards. The property has previous residential and commercial history and is adjacent to the world renowned De Barra's Bar & Folk Club and is within walking distance of all town amenities.

Accommodation c. 89 m² / 954 ft²

Room One 2.4 m x 3.9 m

With large window facing north onto the main street, tiled floor, recessed, fitted unit.

Lobby 2.4 m x 1.7 m

Reception / Room Two 2.2 m x 3.1 m

With fitted reception and mirrored wall, under stairs storage area.

Kitchen 2.4 m x 5.7 m

Fine large kitchen with rear glazed door onto yard, coved ceiling.



Carpeted Stairs to first floor landing

Room Three 2.4 m x 3.5 m

With large north facing window.

Reception / Room Four 2.2 m x 2.4 m

Potential bedroom with ensuite toilet.

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Toilet 2.2 m x 0.9 m

Toilet with WC and wash hand basin.



Carpeted stairs to second floor landing

Room Five 2.4 m x 3.9 m

With large north facing window, fire place, which is now blocked up.

Room Six 2.2 m x 3.6 m

Office/bedroom with wash hand basin and south facing window.

Stairs to third floor /attic

Attic Room 2.1 m x 5.4 m

Open plan room which has standing room.



Outside

Large rear yard, c. 40 m long with south and west facing aspects, ideal for sitting out. Also access into the rear shed approx. 9 ft. x 11 ft. which has an access onto the car park to the rear.

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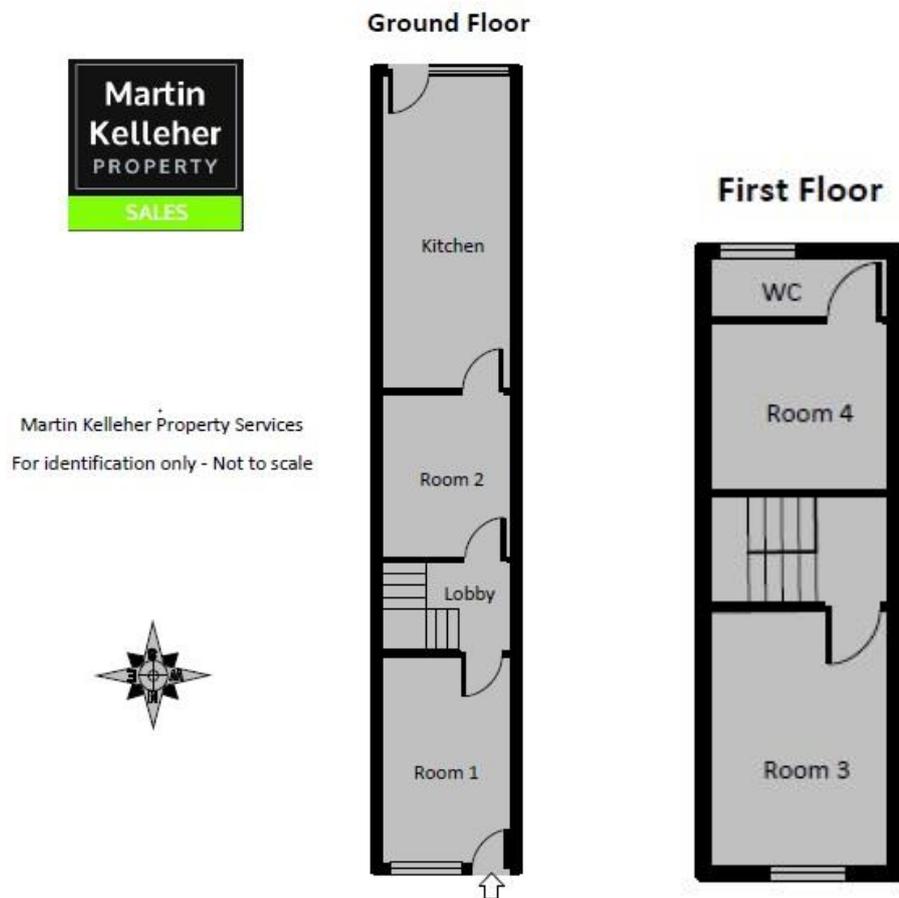
Services

All main services are adjacent.

Annual commercial rates payable

Directions

Type Eircode P85 FC97 into smart phone for exact driving directions.



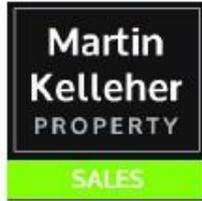
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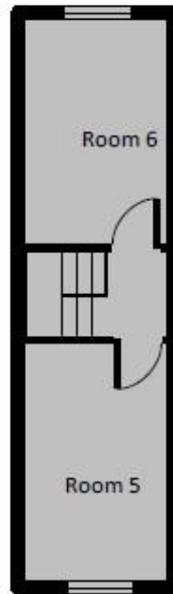
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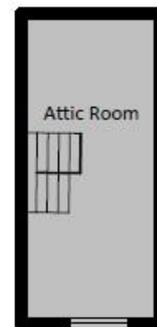
Martin Kelleher Property Services
For identification only - Not to scale



Second Floor



Attic



Location Map



Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. 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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