



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 40 Wayside Crescent, Clonakilty, Co. Cork

Main Points: Super location within quiet & convenient estate – 7/8 minute walk into Clonakilty town centre – very well presented throughout, this comfortable 3 bedroom residence is complimented by private off street car parking & enclosed, low maintenance, rear yard – Great condition c. 1000 Sqft – large green area close by which is ideal for kids & the new Gaelscoil is only a 2 min. walk

PSR No. 001102

Offers over € 215,000

BER D2

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With a super location within this quiet, well kept & convenient estate this gorgeous townhouse is only a 7/8 minute walk, on the flat, into the middle of Clonakilty town. Very well presented throughout, this comfortable 3 bedroom residence is complimented by private off street car parking & an enclosed, low maintenance rear yard. The house is in very good condition & extends to c. 1000 SqFt with a large kitchen/dining room, pantry storage, downstairs toilet, sittingroom, bathroom, 3 bedroom incl. 1 ensuite. There is a large green closeby which is ideal for kids & the new Gaelscoil is only a 3 min. walk. This property would ideally suit those looking to trade down to an easily managed property or a first time buyer looking for a good investment close to the town centre.



Accommodation c. 1000 Sqft

Entrance Hall 1.9 m x 5.45 m

Kick off your shoes in this welcoming entrance hall with space under the stairs. Carpeted & stairs to first floor, beautiful wooden floor.

Kitchen/Dining Room 5.4 m x 3.4 m + 3 m x 1.2 m

Impressive, contemporary style, kitchen/dining room with a rear door to the enclosed yard outside. The fitted kitchen has plenty of space with integrated 5 ring gas cooker & stainless steel extractor. There is a very handy pantry just off this room which is ideal for fuel storage etc. Beautiful wooden floor.

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Sitting Room 3.5 m x 4 m

Comfortable sitting room with a west facing aspect. This room has a beautiful wooden floor, an open fire & is nicely decorated.

Guest Toilet 1.67 m x 0.9 m

Bright, convenient toilet located just off the entrance hall with W.C., wash hand basin & tiled floor.

Stairs to first floor landing

Carpeted stairs to first floor landing. There is an airing cupboard off the landing & an easy, pull down attic stairs to the storage space in the attic above.



Bedroom One 2.57 m x 2.4 m

Comfortable, single bedroom with wooden floor & ideal for kids or even as a storage space.

Bedroom Two 2.9 m x 2.4 m

Located at the rear of the house this cosy double bedroom has a wooden floor & ideal as a spare bedroom.

Master Bedroom with ensuite 2.9 m x 3.2 m / 1.8 m x 1.7 m

The master bedroom has an ensuite toilet & shower room. The bedroom is very well decorated, west facing & has an ensuite with W.C., wash hand basin & electric shower.

Bathroom 2.57 m x 2.6 m

Beautifully decorated bathroom with timber panelling to dado level, tiled floor, bath, wash hand basin & W.C.



Services

The property is connected to all main services including water, sewage, electricity & telephone services. Heating is via electric storage heaters & there is an open fire in the sitting room. Windows & doors are uPVC double glazed throughout.

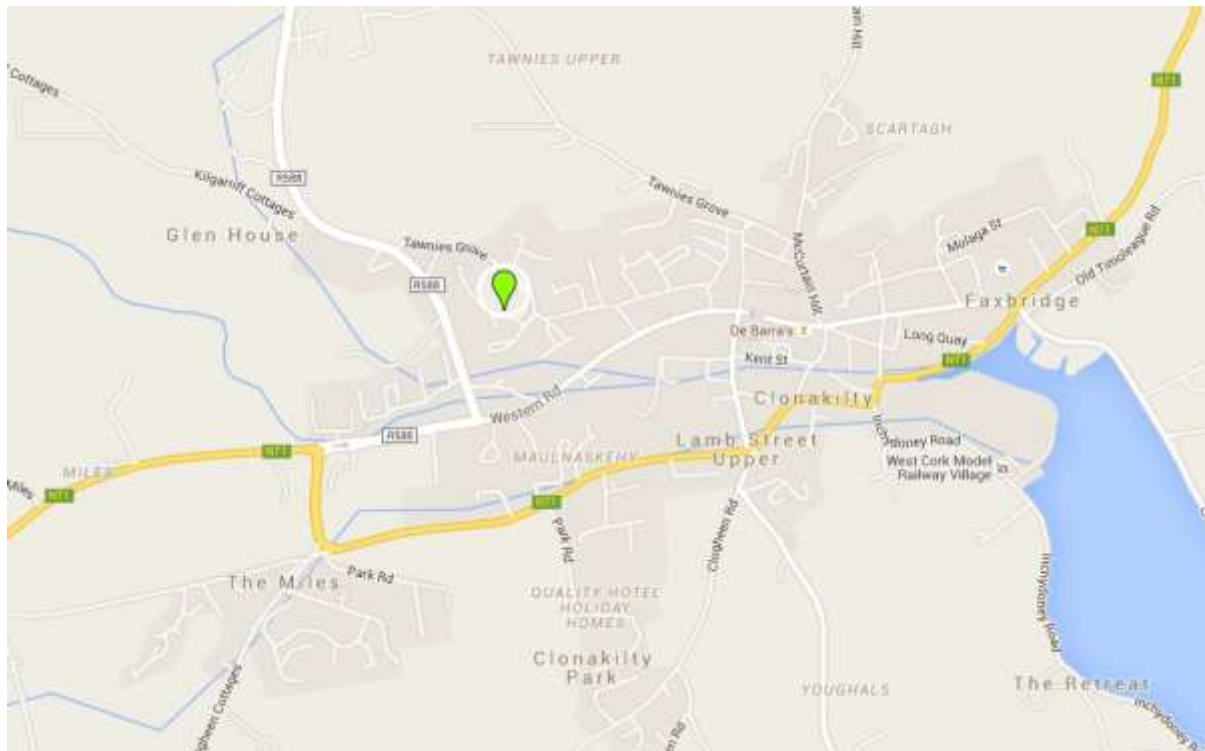
Outside

The property is located in the centre of Wayside Crescent, a well located estate that was constructed c. 2004. There is a large green located near the house & is popular with kids. The property has off street car parking for 2 cars to the front. There is a low maintenance, 8 meter long, rear, enclosed yard with shrubs, a large garden shed & sheltered patio area.

Directions

From Clonakilty town centre head west & pass the large church on your left. After passing the church approx. 200 metres on take the 1st turn right, Wayside Crescent is the 2nd estate on the left. Type Eircode P85 HC86 into smart phone for exact driving directions.

Location Map

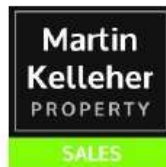
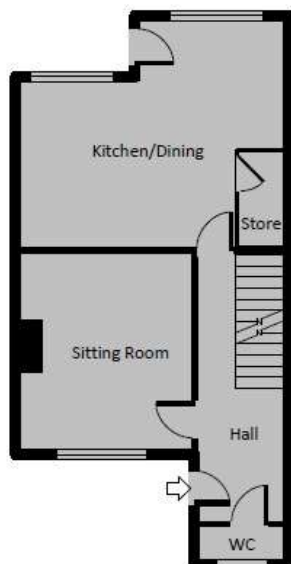




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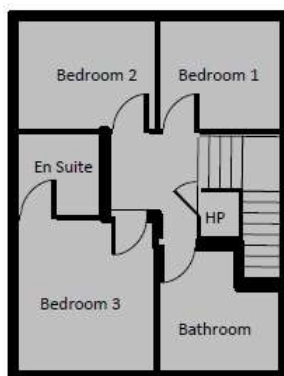
Groundfloor



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For identification only - Not to scale



First Floor



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For identification only - Not to scale



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