



Martin Kelleher
PROPERTY

Property Sales, Lettings
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**For Sale – 18 An Tobairin, Old Timoleague Road,
Clonakilty, Co. Cork P85 PX24**

Main Points: - Flawlessly presented & appointed family home - much sought after residential setting in safe Cul De Sac – ideal for children to play outside – c. 1300 ft² 3 bedr. residence incl. garage/office & detached steel framed shed – elevated property with far reaching views west over Clonakilty & beyond

PSR No. 001102

Guide Price € 295,000

BER C3

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Martin Kelleher Property Services are delighted to present this flawlessly presented & appointed family home in this much sought after residential setting. Space, comfort & a friendly neighbourhood set the tone for this fabulous 1300 ft² three bedroom residence which includes an attached garage, office & detached steel framed shed. This property is superbly convenient & within walking distance of the wonderful & award winning town of Clonakilty. A sunny outlook comes naturally in this elevated property that has far reaching views west over Clonakilty & beyond. The gorgeous & safe Cul De Sac setting is ideal for children to play outside. The well laid out, open plan interior showcases the properties size & light & is sure to press on a viewing.



Accommodation c. 103 m²/ 1110 ft² plus garage 19 m²/ 280 ft²

Entrance Hall 2.44 m / 1.55 m x 5.75 m

Extra wide entrance hall giving a great sense of space. Timber dado rail, floor tiles & access to guest toilet.

Sitting Room 4.33 m x 4 m

Bright, spacious sitting room with large bay window with west facing views down over Clonakilty. Solid timber floor and open fire with timber surround.

Kitchen/Living Room

Fabulous & very homely room with great light. Solid fuel stove, double doors out to the patio. Fitted kitchen with plenty of storage space, integrated gas hob, extractor & double oven. Plumbed for dishwasher. There is a large kitchen island unit with plenty of storage space fitted.

Bright hall & door to rear yard.

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Guest Toilet 0.75 m x 2 m

Under stairs guest toilet with WC, wash hand basin & window.



Stairs to first floor landing

Spacious ensuite room. Would also suit as a playroom or office. Solid ash timber floor with access to the floor attic overhead & excellent storage.

Timber stairs to first floor landing

Airing cupboard/hot press & easy access with fold out attic hatch & steps to attic.

Bedroom One

Ensuite double bedroom with great light from east facing window. Wooden floor & large fitted wardrobe.

Ensuite 0.77 m x 2.5 m

Fully tiled ensuite with WC, wash hand basin & electric shower.

Bedroom Two

Double bedroom with great light & views down over Clonakilty from the west facing window. Timber floor.

Bedroom Three 3 m x 2.4 m

Large, single bedroom with great light & views west over Clonakilty.

Bathroom 2.4 m x 1.7 m

Tiled bathroom with bath, wash hand basin & WC.



Outside

The property is approached via a stone wall and pillared entrance and a drive way which leads up to the front and around the side of the property via a tarmac drive way. To the side of the house there is an attached garage/office and double doors open on to the front drive to the rear of the property there is a detached steel frame shed. There is a lovely patio area outside the property which would be ideal to sit out on in privacy and shelter.

Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil fired central heating & the radiators are fitted with adjustable TRV's. The property is wired for burglar alarm. Windows & doors are double glazed, uPVC throughout.

Garage 3.35 m x 5.7 m

Accessible from backyard & also double doors to the front driveway. There is great space here & some neighbour's properties have had this converted to an office/bedroom.

Shed

Large open plan steel frame shed with double doors & single pedestrian door. The shed is fitted for power & lights.





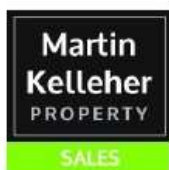
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Directions

Type Eircode P85 PX24 into smart phone for exact driving directions.

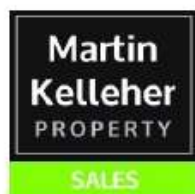
Ground Floor



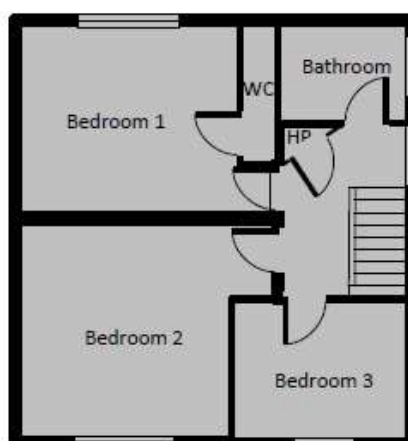
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First Floor



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Location Map



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