



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 7 Clogheen Strand Holiday Village, Clonakilty

Main Points: Offering superb value for money this is a ready to walk into, fully furnished and equipped house – Only 2 miles to Clonakilty and Inchydoney beach - Gorgeous 6 bedroom townhouse c. 1670 ft² is beautifully presented throughout - Distant views of Clonakilty Bay - Large green, playground and tennis court adjacent – Very popular holiday homes

Guide Price € 139,000

BER C3

A: Faxbridge Roundabout, Clonakilty, West Cork
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Offering superb value for money this is a ready to walk into, fully furnished and equipped house. The location is very convenient being only 2 miles to Clonakilty and Inchydoney beach and a short drive to many other beaches and amenities. This gorgeous 6 bedroom townhouse c. 1670 ft² is beautifully presented throughout and has distant views of Clonakilty Bay. There is a large green, playground and tennis court adjacent which is ideal for kids. These houses are very popular with holiday home makers.



Accommodation c. 156 m² / 1669 ft²

Entrance Hall 2.1 m x 7.6 m

Wide, spacious entrance hall, freshly carpeted. With access to all three floors.

Carpeted stairs to lower ground floor.

Fitted storage under the stairs.

Bedroom One 3 m x 2 m

Single bedroom or office with nice west facing views.

Bedroom Two 3.4 m x 3.9 m

Large, double bedroom, nicely decorated & carpeted with large west facing window onto the green area.

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Bathroom 2 m x 1.5 m

In very good condition with WC, wash hand basin, shaving light & bath.

Bedroom Three 2.6 m/4.3 m x 4 m

Double, ensuite bedroom with fresh carpet, recently decorated.

Ensuite 1.5 m x 1.5 m

Wash hand basin, WC & shower.

Kitchen/Dining/Living Room 4.33 m x 4.8 m / 6.55 m x 3.1 m

Located on the middle floor, these rooms all intercommunicate with one another. It is very bright with high ceilings & with plenty of light coming from the large windows. In very good condition & well-kept with open fire. Fitted kitchen incl. appliances such as the oven, dishwasher, washing machine & fridge.

Carpeted stairs to first floor.

Large, carpeted landing with plenty of space.



Shower Room 1.7 m x 1.7 m

WC, wash hand basin, vanity unit & shower.

Bedroom Four 3 m x 2.7 m

Single bedroom, freshly carpeted & decorated with nice west facing window onto the playground area.

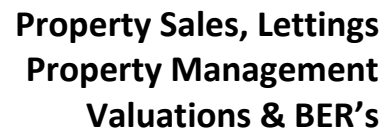


Bedroom Five 3.4 m x 4.17 m

Large, double bedroom, nicely decorated & window onto west facing garden.

Bedroom Six 4.4 m x 4 m

Large, double bedroom, beautifully decorated & carpet.



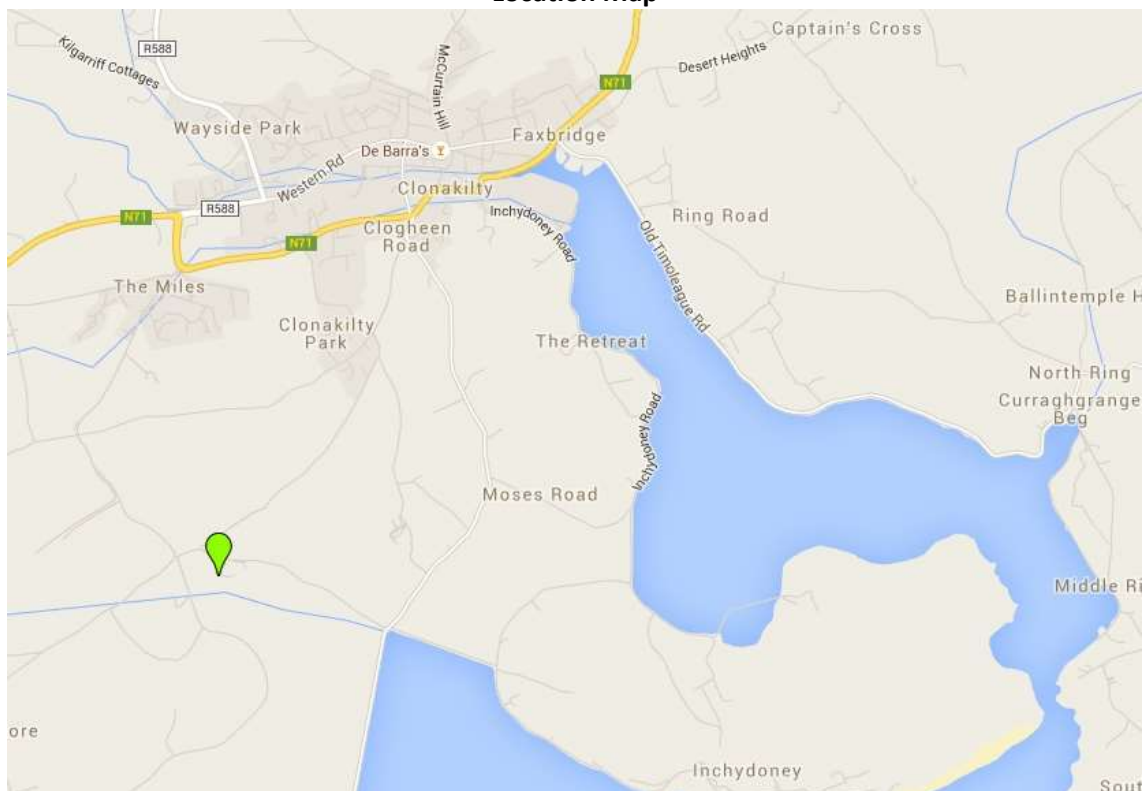
The property is connected to mains water, electricity and there is a sewage treatment plant in situ for the development. Heating is via electric storage heaters. Windows are uPVC double glazed throughout.

The property is located at the rear or quiet side of Clogheen Strand Holiday Village. There is a common car parking area and a common large green and tennis court. There is a space adjacent that could be used for barbeques/recreation etc.

The estate is being managed by an owners management company. There is an annual charge of approx €1,400 per annum that covers rubbish, common lighting, insurance in the common areas, gardening, septic tank. This is to be checked & clarified with your solicitor.

From Clonakilty town centre take the road for Dunmore/Ardfield and after 1.25 miles or so you will come to a causeway on a crossroads and instead of going over the causeway turn right. Clogheen Strand Holiday Village is c. 0.5 miles on the left.

Location Map



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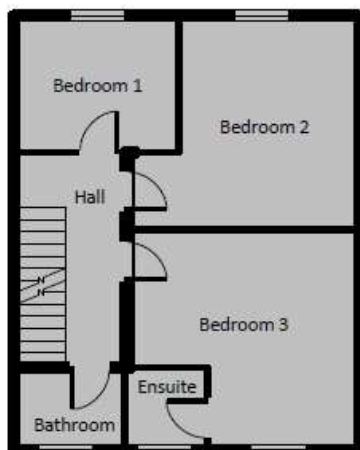
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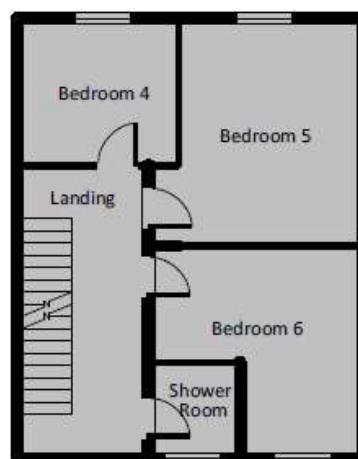
Ground Floor



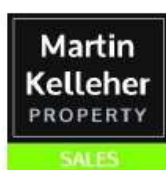
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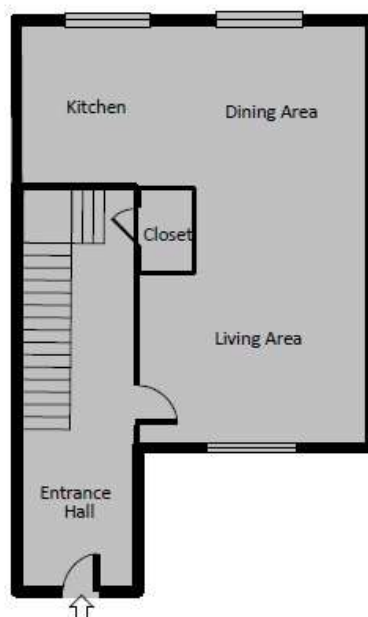
Second Floor



First Floor



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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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