



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



**For Sale – Tawnies Lower (adjacent to Redwood Park),
Clonakilty Co. Cork P85W029**

- Main Points:** - Prestigious classic property hidden away in a lush, leafy, private oasis of space- Convenient location a short easy walk to Clonakilty town centre
- Beautifully planted plot extending to a rare 0.5 acres
- 5/6 bedroom dwelling c.2445 ft²
- Elevated south facing setting -

PSR No. 001102

AMV € 470,000

BER D2

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This is a unique opportunity to acquire one of Clonakilty's more prestigious properties hidden away in a lush, leafy, private oasis of space. The setting is magnificent which is matched by its superb convenient location a short easy walk to the multi award winning Clonakilty town centre and all of the amenities on offer. The beautifully planted plot extends to a spacious and very rare 0.5 acres which offers great potential.

Enhancements have been carried out in recent years to the 5/6 bedroom dwelling which extends to a generous c. 2445 ft² and is complimented by outhouse accommodation also.

It has a D2 BER rating, which is just under the national average of D1 and this could be easily improved on. With its elevated south facing setting the property benefits from great light and internally offers great flexibility of layout to suit different types of lifestyles or family sizes. Built behind old stone walls in the 1940's this classic residence has had a great past and offers a bright future to any family who appreciate space, privacy and fantastic convenience.



Accommodation c. 227 m²/ 2445 ft²

Sunroom 8 m x 2.8 m

Entrance into sunroom. Superb space with triple aspect south, east and west and great views. Sliding door to the sitting room and double doors into the impressive hall area. Wall lighting, wooden floor, double doors opening into inner hall.

Inner Hall

Spacious hall with an excellent big house feel. Ceiling coving, cornicing and picture rail. Wooden floor, under stairs storage space.

Lounge 3.6 m x 4.5 m

Luxurious and peaceful space with windows looking out to south. Marble fire place with timber surround, ceiling coving, picture rail and ornate wooden radiator covers, high grade carpet.

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Sitting Room 3.7 m x 6.8 m

With door to the kitchen or sliding doors on to the sunroom. Fabulous bright space with excellent dimensions. Windows to south and east. Carpeted floor, ceiling coving and multi fuel stove with ornate timber surround.

Kitchen 5.6 m x 3.7 m

Bright kitchen/dining space with plenty of storage, integrated oven and sink, large window facing east. Door to utility and sitting room.



Utility Room 2.1 m x 3.6 m

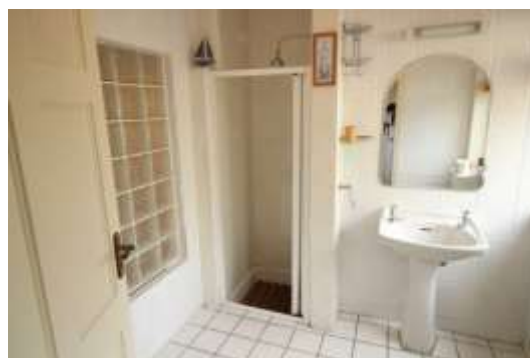
Large utility room with door to rear yard, plumbed for washing & drying, gas hob and large window facing east.

Store Room 2.1 m x 1.2 m

Excellent storage space off the hall with fitted presses, controls for the heating & hot water storage.

Shower Room 2.1 m x 2.1 m

Large, fully tiled, shower room with featured glass blocks onto the hall allowing light through. Enclosed shower, wash hand basin x 2 and WC.



Bedroom Five 4.3 m x 3.6 m

Double bedroom with window facing north onto the rear garden, carpeted floor, large fitted closet space.

Bedroom Four 2.75 m x 3.6 m

Double bedroom with window facing north onto the rear garden, carpeted floor, large fitted closet space.

Carpeted stairs to first floor landing

Spacious landing with large window facing onto the garden, ceiling coving and attractive light fixture. Pull down stairs for easy access to the attic.



Bathroom 2.2 m x 2.2 m

Spacious, fully tiled bathroom with full size bath, electric shower, WC and wash hand basin.

Bedroom One 3.6 m x 3.7 m

Large double bedroom with window facing south and lovely views to the south. Carpeted, nicely decorated, fitted closet storage space.

Office/Study or Bedroom Six (as there are 2 bedrooms downstairs) 2.15 m x 3.7 m

Office or single bedroom, carpeted, window facing south.

Bedroom Two 3.5 m x 3.7 m

Bright double bedroom with window facing south and lovely view. Wooden floor, closet storage space.

Bedroom Three 2.5 m x 3 m

Large single or small double bedroom with window facing west, carpeted.



Guest Toilet 0.85 m x 1.6 m
Tiled with WC.

Services

All mains services including water and mains sewerage are connected. Windows are uPVC double glazed throughout. Heating by means of oil fired central heating with open fire in the lounge and multi fuel stove in the sitting room. Burglar alarm fitted and excellent Wi-Fi throughout.



Outside

The key feature of this property is the outside area. The entrance is via an old stone wall with recessed pillared entrance with a tarmac drive leading up to a parking area. Please note there is also a secondary entrance from the road on the eastern side of the property which could prove very useful. The plot is very mature and has been extensively planted with trees and shrubs and there are lovely private areas available to sit out front and rear of the house. One of the nicest parts of the property is the raised timber deck area at the rear of the house which is a sheltered sun trap and would be ideal for entertaining. There is a small water feature which adds to the tranquillity.

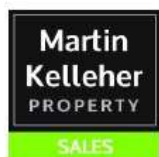
Directions

Type Eircode P85 W029 into smart phone for exact driving directions.



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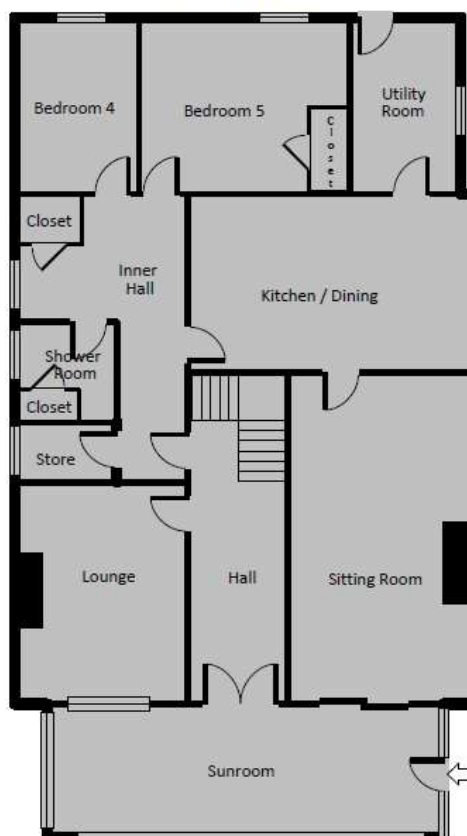
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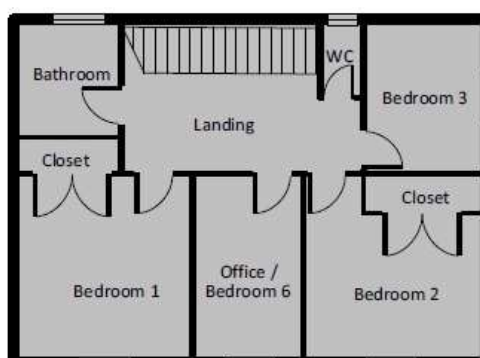
Ground Floor



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First Floor



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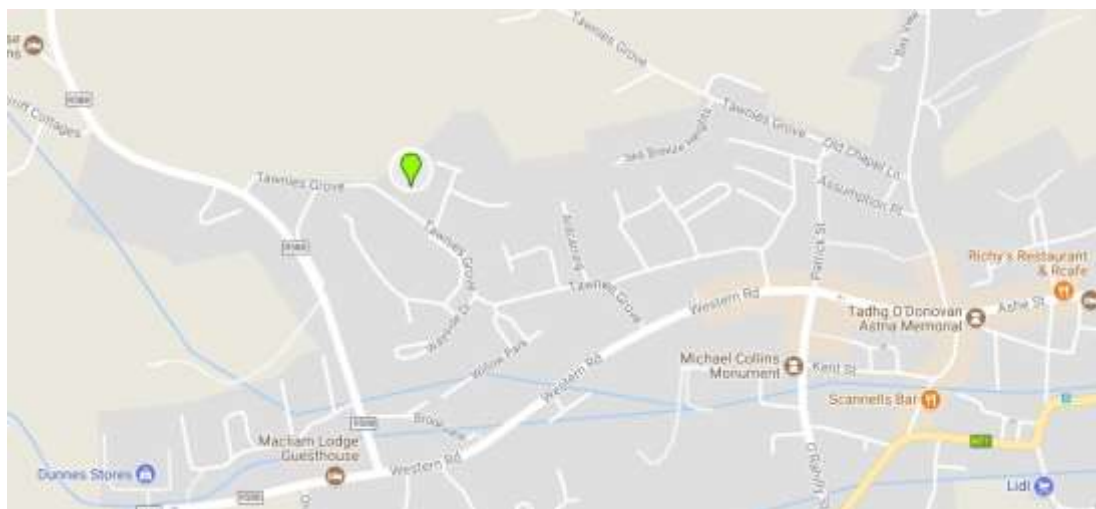
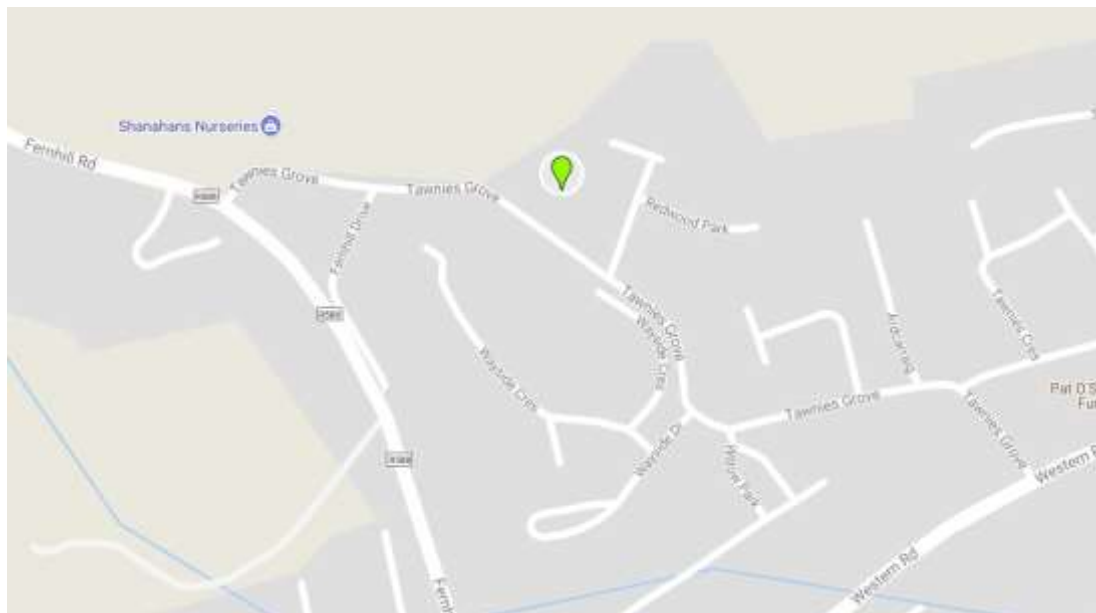
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Location Map



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