



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
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## For Sale – 40 Fernhill Woods, Clonakilty, Co. Cork P85 DV78

**Main Points:** -Bright & spacious 3 double bedroom, semi-detached property, beautifully presented – Gorgeous enclosed garden with side access - Conveniently located on the edge of Clonakilty town & within walking distance of the town centre, Fernhill House Hotel, Clonakilty Gaelscoil, local shops & amenities – c. 1250 ft<sup>2</sup> - Light-filled home - easy to heat and run

PSR No. 001102

**AMV € 275,000**

**BER C1**

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With one of Clonakilty's nicest gardens this large 3 double bedroom property is beautifully presented internally. Conveniently located on the edge of Clonakilty where town meet country, this light filled, c. 1250 ft<sup>2</sup>, property is well situated at the end of a terrace, in its own private space. The property is complimented by a drop dead gorgeous enclosed garden with patio areas, glasshouse and plenty of maturing shrubs, trees and flowers.

These properties are well known for being easy to heat and run. Fernhill Woods is a very popular, safe, estate located on the edge of Clonakilty town, within walking distance to the town Centre, 4-star Fernhill House Hotel and Clonakilty's Gaelscoil Mhichíl Uí Choileáin and all local amenities. Accommodation includes Entrance Hall, Sitting room, kitchen dining room and guest toilet on the ground floor. The first floor includes 3 double bedrooms, one with ensuite and a family bathroom.



**Entrance Hall 4.7m x 1.9m**

Fabulous entrance, very bright and beautifully decorated. Understairs storage. Attractive tiled floor and light fixture.

**Sitting Room 5.7m x 4.4m**

Exceptionally bright sitting room due to the triple aspect and windows east, south and west. Superb feature bay window and gorgeous view onto the garden. Solid Timber floor and multi fuel stove.

**Guest Lavatory 1.7m x 1.5m**

Tiled floor, WC and wash hand basin, fitted shelves.

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**Kitchen/Dining Room 5.7m x 4.1m**

Spacious room with double French doors on to rear patio. Tiled floor and fully fitted kitchen with integrated hob, extractor, dishwasher. Beautiful timber countertop.



**Stairs to first floor spacious landing. Large airing closet/hot-press. Easy fold-down stairs to attic with plenty of storage space overhead.**

**Master Bedroom Suite 5.7m x 3.6m**

Spacious double bedroom with dual aspects north and south.

Polished pine timber floor and generous sized ensuite with electric shower, WC and wash hand basin.



**Bedroom Two 2.2m x 3.3**

Spacious single bedroom or potential double bedroom/office. Polished pine timber floor.

**Bedroom Three 3.8m x 3.4m**

Double bedroom with south facing window. Polished pine timber floor.

**Bathroom 1.7 m x 1.9m**

Smartly presented with Bath, WC, wash hand basin, shower off mixer taps. Tiled floor.

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### Outside

Private gateway to the front entrance which is bursting with colour from the floors and shrubs.

To the rear of the house is a fabulous private patio full of colour.

There is a generous garden which is flat and very user friendly and surrounded with plenty of shrubs, plants and flowers.



### Services

All mains services are connected including water, sewer, telephone and electricity services. High speed internet available. Heating is by means of oil-fired central heating and there is a multi-fuel stove in the sitting room.



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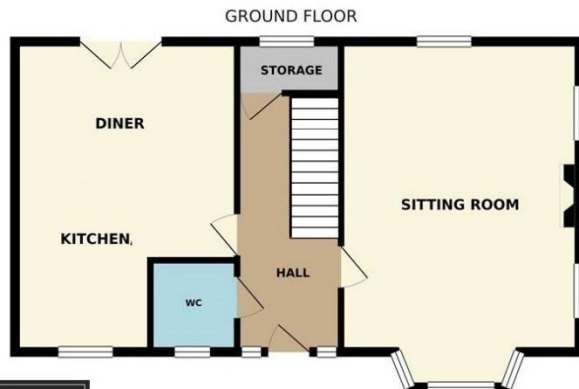
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location Map



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