

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 51 Lady's Cross, Clonakilty, Co. Cork P85 P660

- Main Points:** - Spacious 3-bedroom property in move in condition
- Extending to c. 1100 ft² – Located in a family friendly, & safe estate
 - Fully floored & easily accessed attic
 - Large west facing, enclosed garden with side access

Offers Over € 295,000

BER C2

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Martin Kelleher Property Services are delighted to present for sale this attractive semi-detached property in one of Clonakilty's best residential locations.

Superbly built, finished and maintained No. 51 is a fabulous 3-bedroom home with a spacious c.1100 ft². The property comes with the benefit of an enclosed rear garden with an independent side access and handy steel framed shed.

A fantastic feature is the fully floored and easily accessed attic of c. 390 ft².

This property is located close to the main green area which is ideal for the kids.

The Lady's Cross is located just 1 mile from Clonakilty town centre and within easy walking distance of Dunnes Stores and the superb Quality Hotel & Leisure Centre.

Centrally located in multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles.

The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

"2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one." Excerpt from Irish Times 18th September 2021



Accommodation c. 103 m²/1108 ft²

Entrance Hall 1.9 m x 3.9 m

Glazed timber door into spacious entrance hall with under stairs toilet. Attractive light fitting and timber floors.

Sitting Room 4 m x 4.3 m

Comfortable sitting room with large feature bay window. There is an open fire with attractive surround and wooden floor.

Downstairs Guest Toilet 1.4 m x 1.7 m

Tiled guest toilet with WC & wash hand basin.



Kitchen/Dining Room 2.77 m x 3.5 m / 3 m x 4.28 m

Beautiful stained-glass door into the kitchen/dining room which has sliding glass doors out onto the rear, west facing, enclosed garden. This beautiful, fitted kitchen includes double oven, electric hob, extractor and plenty of storage space. There is a lovely view onto the rear facing garden from here and this room is ideal for entertaining, especially in the summer as you can open the doors onto the garden. Beautifully tiled throughout.

Stairs to first floor landing

Bright spacious landing with large airing closet off. There is an easy fold out stairs giving access to the attic above.

**Bathroom 2 m x 2 m**

Beautifully finished, bright and spacious fully tiled bathroom suite with WC, wash hand basin, vanity unit, bath and electric shower.

Bedroom One 3.36 m x 3.45 m

Spacious ensuite double bedroom with large bay window looking out the green to the front. Timber floor.

Ensuite 2.86 m x 0.9 m

The ensuite is tiled with WC, wash hand basin & shower

Bedroom Two 3.35 m x 3.86 m

Beautiful double bedroom with plenty of light coming through the large west facing window overlooking fields to the rear of the property. Timber floors.

Bedroom Three 2.5 m x 2.68 m

This large single or small double bedroom west facing countryside views to the rear. Timber floors.

Attic

There is an easy fold down stairs access to the attic which is fully floored. Great storage space as you can easily walk around here. Many houses in this estate have created amazing conversions with similar attic spaces.

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. Windows are uPVC double glazed throughout. Broadband Internet available.

Garden 10 m x 7 m

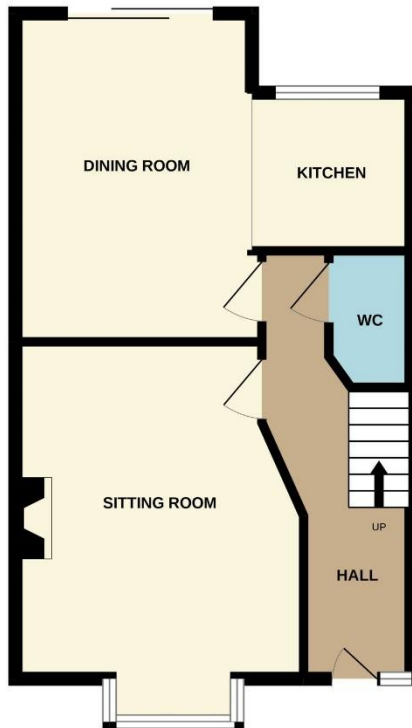
Fantastic west facing garden, not overlooked from the rear. The garden is fully enclosed.

Directions

Lady's Cross is located south of the N71 bypass road that skirts around Clonakilty town to the rear of Care Choice Nursing Home. Type Eircode P85 P660 into smart phone for exact driving directions

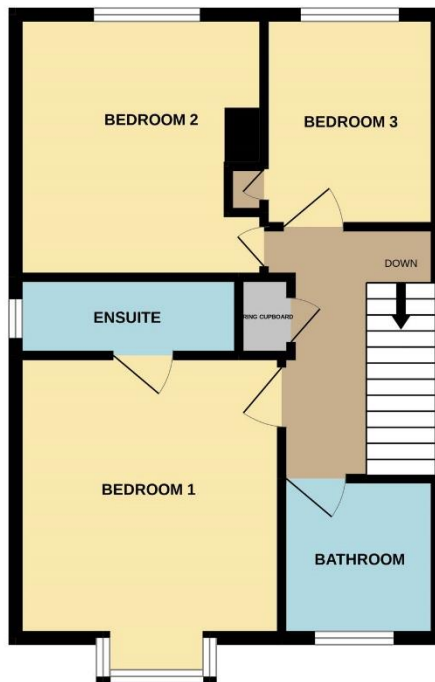


GROUND FLOOR



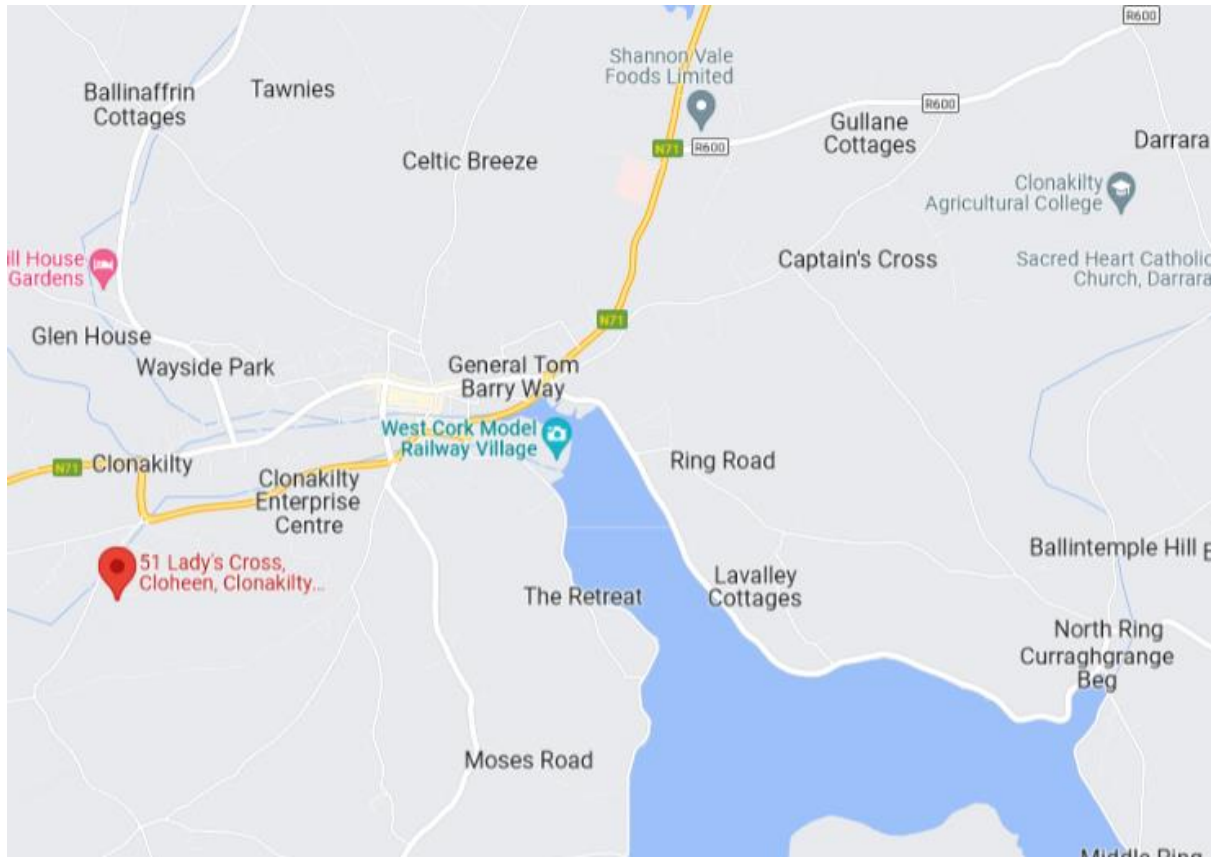
1ST FLOOR

**MARTIN
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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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