

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – Apartment D, 25 James P. O'Regan Street, Clonakilty Co. Cork P85 DH02

- Main Points:** - 1 Bedroom First Floor Apartment,  
- Centrally located in the heart of the award winning, cosmopolitan Clonakilty town,  
- c.445 Sqft, fully furnished and ready to rent  
- Current annual apartment Management fees €800 pa.

**Offers Over € 130,000**

**BER Exempt**

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Excellent investment or first-time purchase opportunity situated in the heart of the multi award winning Clonakilty town. This bright 1-bedroom apartment is located on the 1<sup>st</sup> floor of this five-unit apartment block in a quiet but central location. The apartment is fully furnished, and we understand there is a management company in place, approx. €800 per annum. Well presented, the property is located close to Chatelain Orchard, Clonakilty Community school, pubs, shops and restaurants and the car park. Accommodation includes Hall, Kitchen/Sitting room, bathroom and double bedroom. Ideal for a first-time buyer, investor or someone looking for a holiday apartment.

### **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 18<sup>th</sup> September 2021



### **Accommodation c. 41.34 m<sup>2</sup>/ 445 ft<sup>2</sup>**

The apartment is on the first floor and includes an entrance hall, large kitchen/living room, bedroom, shower room and storage space.

### **Communal Entrance Hall**

The entrance door at street level is shared with 5 other apartments.  
Stair to first floor.

### **Entrance Hall**

With small closet storage space and an airing closet.

### **Kitchen 3.6 m x 3.2 m / Living Area 3.6m x 2.8 m**

East facing with large window. Bright kitchen living area, with lino in the kitchen area and carpet in living area. Fitted kitchen includes washing machine, oven, dishwasher and fridge.

### **Bedroom 3.6 m x 2.7 m**

Double bedroom with large east facing bedroom, carpeted.

### **Bathroom 2.4 m x 2.2 m**

Fully tiled, spacious bathroom with Bath, WC, wash hand basin.



### **Services**

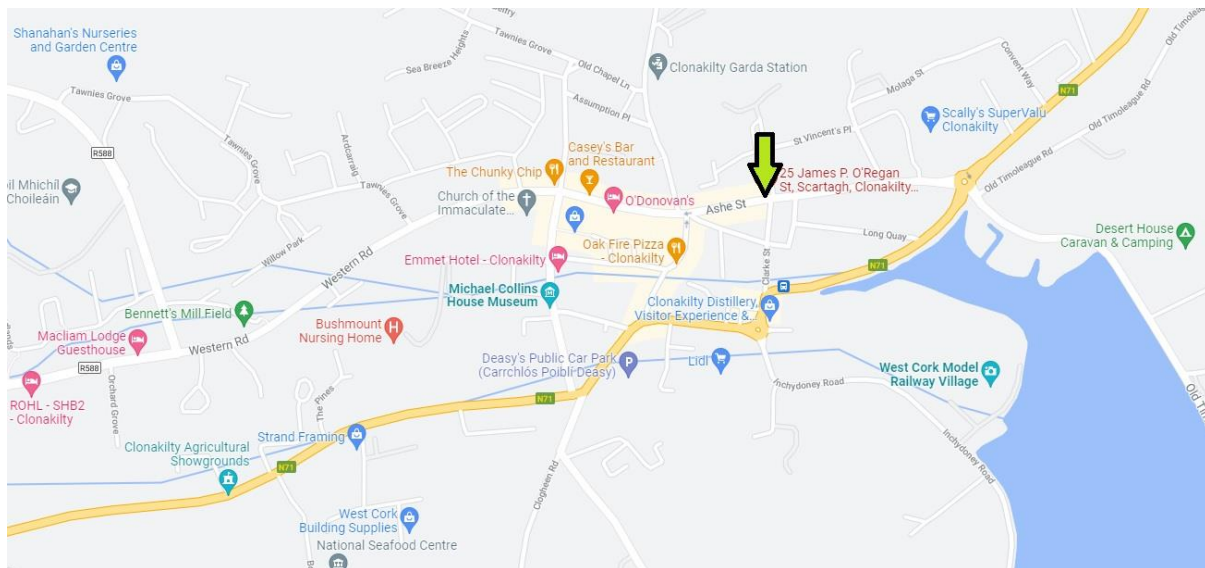
All main services are connected. Heating by means of electric storage heating. Windows are double glazed timber sash.

### **Management Company**

There is a management company in place. Approx. annual fees €800.

### **Directions**

From the Cork side of Clonakilty take the town exit at the roundabout. Proceed up this road and turn right before the tourist office. The property is on the left near Forristal Opticians.



## GROUND FLOOR



1 BEDROOM, 1ST FLOOR APARTMENT

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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