For Sale

Asking Price: €450,000



Convent Road, Clonakilty,
Co. Cork P85 YX60

BER D1

sherryfitz.ie





Well positioned, detached, 3-bedroom home just 500 meters from Clonakilty town centre.

With a floor area measuring 109 sq.m. (1,173 sq.ft.) approx., the property benefits from bright and spacious rooms, oil fired central heating and PVC double glazed windows.

The ground floor features a dual-aspect living room with double doors opening to a west-facing garden. The layout includes a second sitting room, with the south facing room to the back formerly in use as a kitchen, and a practical utility room. Upstairs, you will find three generous bedrooms, a family bathroom, and a separate WC.

Formerly in use as a boutique, planning was granted in 2025 (Planning Ref: 24/624) to convert the premises to residential use. The property will be vacant for two years in circa December 2026 at which time the property may become eligible for the Vacant Property Refurbishment Grant or the Vacant Above the Shop Grant should a purchaser wish to keep the ground floor commercial.

Enjoy the best of West Cork living. You are within easy walking distance of Clonakilty's award-winning shops, schools, and amenities. The stunning Inchydoney Beach is just a short drive away, and Cork City/Airport is a convenient 50km commute.

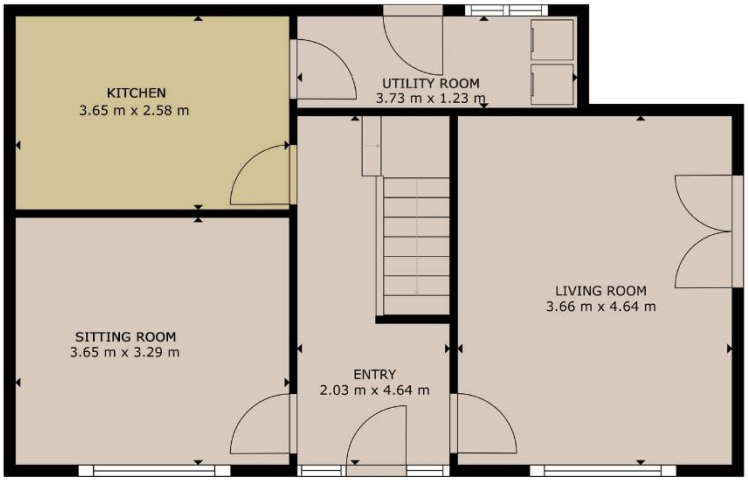
SERVICES: Fibre broadband, mains water, mains sewerage and oil-fired central heating.



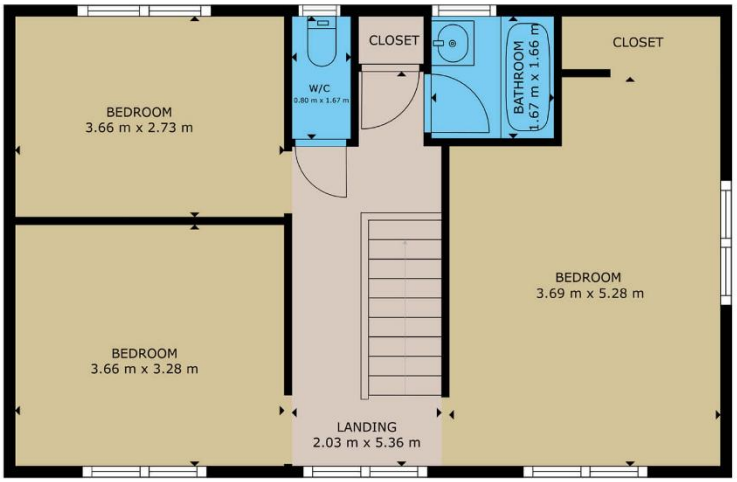








GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: D1
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