



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 57 Woodlands, Clonakilty Co. Cork P85 XK60

Main Points: Super convenient and ready to move into Clonakilty home – Walking distance of town centre, schools & shops - Extensively upgraded in the past 2 years - New windows, doors, multi fuel stove with back boiler for heating hot water, new carpet & fitted units – c. 914 ft², 3 bedroom house with large enclosed rear garden - Excellent C1 BER rating - Constructed 2001

PSR No. 001102

Offers over € 250,000

BER C1

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Super convenient and ready to move into Clonakilty home in the sought-after suburban setting of Woodlands. Extensively upgraded in the past 2 years this property has new windows, doors, multi fuel stove with back boiler for heating hot water, new carpet and fitted units. This bright, light filled 3-bedroom house is complimented by a large enclosed rear garden and has an excellent C1 energy rating. Constructed in 2001 this property is quietly tucked away in this mature leafy estate on a cul de sac no through road. This property is ideal for kids as there are a selection of green areas to play in and footpath all the way into town. Located 8 minutes' walk from Clonakilty town centre close to Dunnes Stores and a stone's throw from Gaelscoil Mhichil Ui Choileann, the setting is sublime. Accommodation briefly: Entrance Hall, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, one Ensuite and Bathroom.



Accommodation c. 85 m²/ 914 ft²

Entrance Hall

New front door to a bright entrance hall. Tiled floor, useful under stairs storage space and radiator cover.

Sitting Room 3.33 m x 4.6 m

Beautifully finished and comfortable room. Ceiling coving, newly laid floor and fitted TV/ storage units. Marble fireplace with granite hearth and new inset multi fuel stove which is connected to a back boiler for heating hot water. Light fitting and curtains included.

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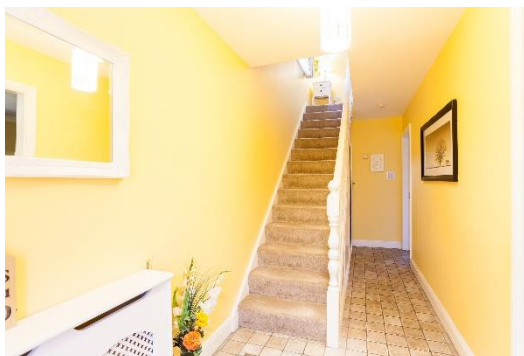


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Kitchen / Dining Room 5.23 m x 3.26 m / 2.34 m

New door to rear garden and tiled floor. The fully fitted solid wood kitchen includes oven, hob, extractor fan, fridge freezer and washing machine. Recessed ceiling spotlights and radiator cover.



Stairs to first floor landing

Recently carpeted floor to landing, curtains included. Airing cupboard/hot-press.

Bathroom 2.1 m x 1.7 m

Bath, wash hand basin and WC.

Bedroom One 3 m x 3.5 m

Double bedroom with window facing east. Recently carpeted floor and fitted wardrobe with sliding doors. Curtains included.

Ensuite 2.46 m x 0.9 m

Shower, wash hand basin and WC.

Bedroom Two 2.63 m x 3.6 m

Double bedroom with window west. Recently carpeted and fitted wardrobe. Blinds and curtains included.

Bedroom Three 2.5 m x 2.4 m

Single bedroom or office. Recently carpeted. Blinds and curtains included.

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Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Broadband available. Heating is by means of oil-fired central heating and the multi fuel stove has a back boiler fitted for heating hot water. There is an excellent C1 energy rating. All windows & doors are new uPVC double glazed throughout. The property is fitted with a burglar alarm.

Outside

The property is situated in a quiet corner of Woodlands estate surrounded by plenty of trees, hedges and green areas. The property has its own off street car parking for 1 and side access around to an enclosed garden with is gravel surfaced for ease of maintenance.



Directions

Type Eircode P85 XK60 into smart phone for exact driving directions.

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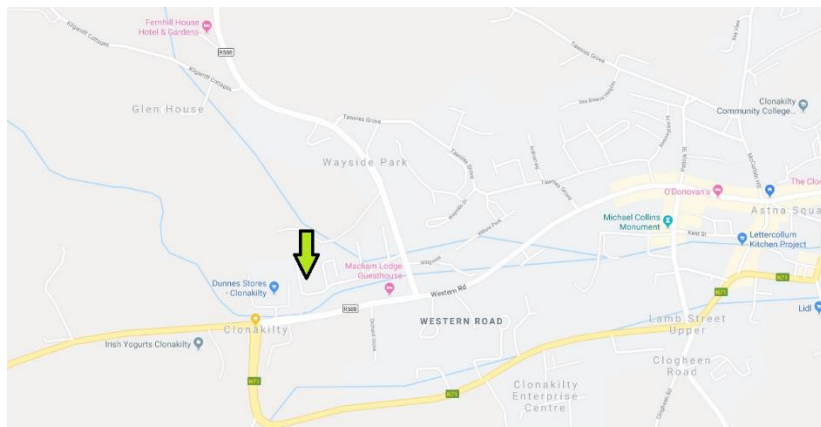


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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