

For Sale

Asking Price: €625,000

Sherry
FitzGerald
O'Neill



4 Inis Cuain, Clonakilty,
Co Cork, P85 WV62

BER B3

sherryfitz.ie



IMPRESSIVE DETACHED 4/5 BEDROOM FAMILY HOME SITUATED IN A MATURE RESIDENTIAL DEVELOPMENT ENJOYING AN EXCELLENT LOCATION CONVENIENT TO CLONAKILTY TOWN CENTRE.

With a BER rating of B3, this property combines energy efficiency with modern comfort. The house, built c.2005, is spacious with 2,045 sq. ft. / 190 sq. m. approximately of living space. The many features of this property include double glazed windows, oil fired central heating, multi-fuel stove in sitting room and well-designed bright rooms.

Upon entering, you are greeted by a bright and welcoming hallway featuring elegant staircase and double height opening to first floor. The cosy living room is complete with an inset multi-fuel stove and large windows that flood the space with natural light. Adjacent to this is a versatile sitting room/office/bedroom 5 with double doors opening to the garden.

The kitchen/dining area, which includes central island and ample counter space, has double doors to garden area while also benefitting from windows on three sides to capture the sun throughout the day. The utility room which is located off the kitchen provides additional storage and laundry facilities. A convenient guest WC is also located on the ground floor.

Upstairs, the property offers four generously sized bedrooms. The main bedroom and guest bedroom are ensuite while the remaining bedrooms share a well-appointed family bathroom. A large hotpress provides practical storage.

The grounds are set up for easy maintenance and include a tarmac driveway, footpath around the house with the remainder laid out in lawn interspersed with shrubs and an apple tree. On the southerly side of the property, off the kitchen, is an outdoor seating area. The property opens onto the estate's common green.

The Inis Cuain development comprises 25 detached houses designed with unique character with features including attractive semi-hexagonal bay windows off kitchen and sitting room, stylish first floor windows with gothic arches and front doors with Georgian style fanlights and side lights which flood the entrance halls with light.

'4 Inis Cuain' represents an opportunity to purchase a convenient detached family home with all the facilities that Clonakilty offers within a short walk and located on the Cork side of the town for easy commuting.

SERVICES:

- o Mains water
- o Oil fired central heating
- o Mains sewerage



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 190.67m²

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.



NEGOTIATOR

Con O'Neill
Sherry FitzGerald O'Neill
Western Road,
Clonakilty,
Co Cork
T: 023 8833995
E: info@sfoneill.ie

VIEWING

Strictly by prior appointment

BER

Rating: B3
BER No.: 105413488
EPI: 134 kWh/m²/yr

sherryfitz.ie
myhome.ie
daft.ie
progoluxury.com
nikkei.jp
ft.com

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158