

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Neill



36 Assumption Place, Clonakilty,
Co Cork, P85 CF76

BER E2

sherryfitz.ie



Attractive 3 bedroom end of terrace house and gardens, situated in a pleasant location within walking distance of Clonakilty town centre.

Conditional Planning was granted in 2024 to alter the dwelling (Cork County Council Planning ref: 24346). We also expect that this property will qualify for the Vacant Property Refurbishment Grant.

The south facing home has features including pvc double glazed windows, oil fired central heating, open fireplace and gardens to front and rear.

The accommodation comprising 748 sq. ft. / 69.47 sq. mtrs. approximately includes entrance hall, living room, kitchen-dining room, utility and bathroom on the ground floor. The first floor includes 3 bedrooms.

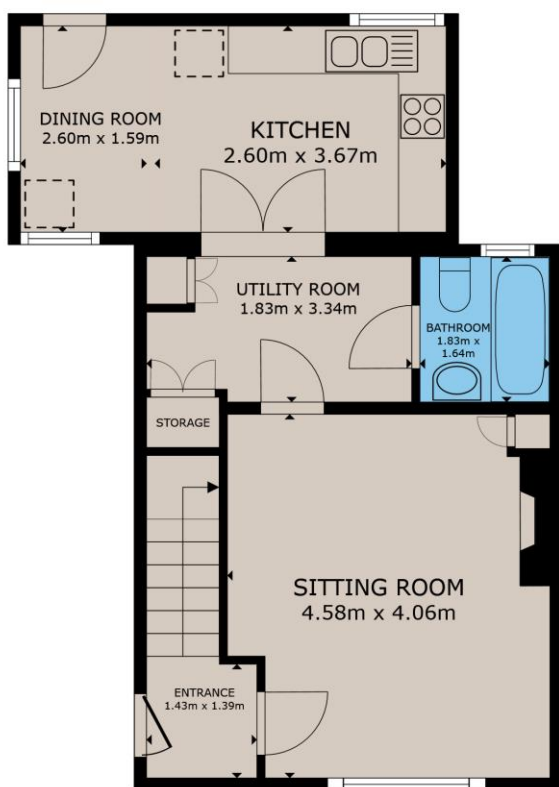
There is a fuel store to the rear with an enclosed garden laid out in lawn. There is also a parking space to the back of the property.

Services include mains water and sewerage, electricity, OFCH, while fibre broadband is available.

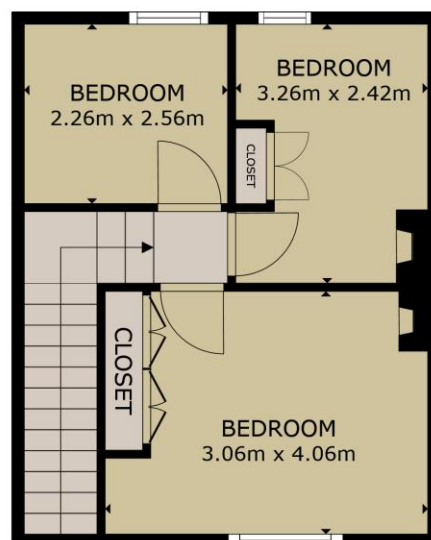
Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres south west of Cork City and Airport.

Notice : Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 69.47 m²

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

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VIEWING

Strictly by appointment.

BER:

Rating: E2
BER No: 115934713
EPI: 376.95 kWh/m²/yr

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myhome.ie
daft.ie

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