

For Sale

Asking Price: €745,000

Sherry
FitzGerald
O'Neill



Whitethorn Park, Clonakilty,
Co. Cork, P85 AF34

BER B1

sherryfitz.ie



This impressive detached 4-bedroom residence extends to approximately 236 sq.m. (2,540 sq.ft.) and occupies a mature private site of 0.31 hectares (0.77 acres) within the sought-after Whitethorn Park development in Clonakilty. Built c.1995, the property enjoys an exceptional setting with generous landscaped gardens to the front and rear, while benefitting from the convenience of a footpath all the way to Clonakilty town centre, just 1.4km away.

The property has been enhanced with a substantial solar energy installation comprising 18 solar panels, two 5kW battery storage units and an intelligent Eddi solar diverter to heat hot water. Further additions have included an electric car charging point, attic walls pumped for insulation and a condensing oil boiler installed c.12 years ago and recent upgrades to the attic insulation which all contribute to its excellent B1 BER rating.

The location offers the rare combination of a peaceful residential setting with easy access to all the amenities of one of West Cork's most vibrant towns.

SPECIAL FEATURES

- o Spacious detached family residence extending to approximately 236 sq.m. (2,540 sq.ft.)
- o Mature landscaped site extending to approximately 0.31 hectares (0.77 acres).
- o B1 Energy Rating.
- o 18 solar panels with two 5kW battery storage batteries.
- o Intelligent Eddi Diverter to ensure excess solar electricity heats hot water.
- o Electric car charging point.
- o Large attached garage with electric roller door and floor attic area with folding attic stairs for access.
- o Wired alarm and CCTV system in place.
- o Large front and rear gardens with excellent privacy.
- o Generous kitchen with central island, Quooker hot water tap and adjoining dining room.
- o Four spacious bedrooms including principal with ensuite and walk in wardrobe.
- o Ground floor study suitable for home office, living room or additional bedroom.
- o Large utility room.
- o Footpath all the way to Clonakilty town centre.
- o Just 1.4km walk from Clonakilty town centre.



WHITETHORN PARK

Upon entering the home, a spacious entrance hall with feature staircase creates an immediate sense of space and light. The accommodation is well laid out for modern family living and extends to approximately 236 sq.m. (2,540 sq.ft.).

The main living room is a bright and welcoming space centred around a feature insert multi-fuel stove with large windows overlooking the gardens. Double doors connect through to the formal dining room which in turn opens into the kitchen, creating an excellent flow for both family life and entertaining.

The kitchen is impressive, featuring extensive fitted cabinetry, integrated appliances, Quooker tap providing instant boiling water and a large central island with breakfast seating. Sliding doors provide direct access to the rear patio and gardens, allowing the living space to extend outdoors during the warmer months. A generous utility room is located off the kitchen and provides excellent additional storage and workspace.

Also at ground floor level are a study, suitable as a home office, playroom or additional bedroom, a double bedroom and a family shower room.

The first floor comprises two large bedrooms. An additional room would be suited to a study, home office, playroom or storage. The principal bedroom is particularly spacious and benefits from an ensuite shower room and walk-in wardrobe area. A large family bathroom serves the remaining bedrooms. The generous room proportions throughout the house create a comfortable and practical family home.



GROUNDS

The property is approached via a tarmacadam driveway with ample parking, electric car charging point and turning space to the front.

The attached garage benefits from an electric roller door and offers excellent storage, workshop or hobby space. The garage attic is floored with folding attic stairs providing easy access. The attic also includes two plug sockets and light.

The gardens are a notable feature of the property and have been carefully landscaped and maintained. To the rear, a large, elevated patio enjoys a sunny aspect and overlooks the lawn and mature planting, creating an ideal setting for outdoor dining and entertaining.

The gardens extend around the house and include expansive lawn areas bordered by mature trees, shrubs and colourful planting including apple trees which provide privacy and shelter throughout the year. The generous site size of approximately 0.31 hectares (0.77 acres) is rarely found so close to Clonakilty town.

LOCATION

Whitethorn Park is one of Clonakilty's most established and desirable residential locations, situated on the western side of the town and within easy walking distance of all amenities.

A footpath provides safe pedestrian access directly into Clonakilty town centre, which is just 1.4km away. Clonakilty is renowned for its vibrant atmosphere, award-winning restaurants, cafés, shops, excellent schools and sporting facilities.

The beautiful West Cork coastline is also within easy reach, with Inchydoney Beach, Red Strand, Owenahincha and a variety of scenic coastal walks all just a short drive away. Cork Airport is approximately 50 minutes' drive.

SERVICES

Oil fired central heating, mains water supply, private septic tank system, 18 solar panels with two 5kW battery storage batteries and broadband available.





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.



NEGOTIATOR
 Con O'Neill
 Sherry FitzGerald O'Neill
 2 Western Road, Clonakilty
 Co Cork
 T: 023 883 3995
 E: info@sfoneill.ie

VIEWINGS
 Strictly By Appointment Only

ENERGY RATING
 BER: B1
 Cert No.: 102895471
 EPI: 78.98 kWh/m²/yr

sherryfitz.ie
 sfoneill.ie
 myhome.ie
 daft.ie
 rightmove.co.uk

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