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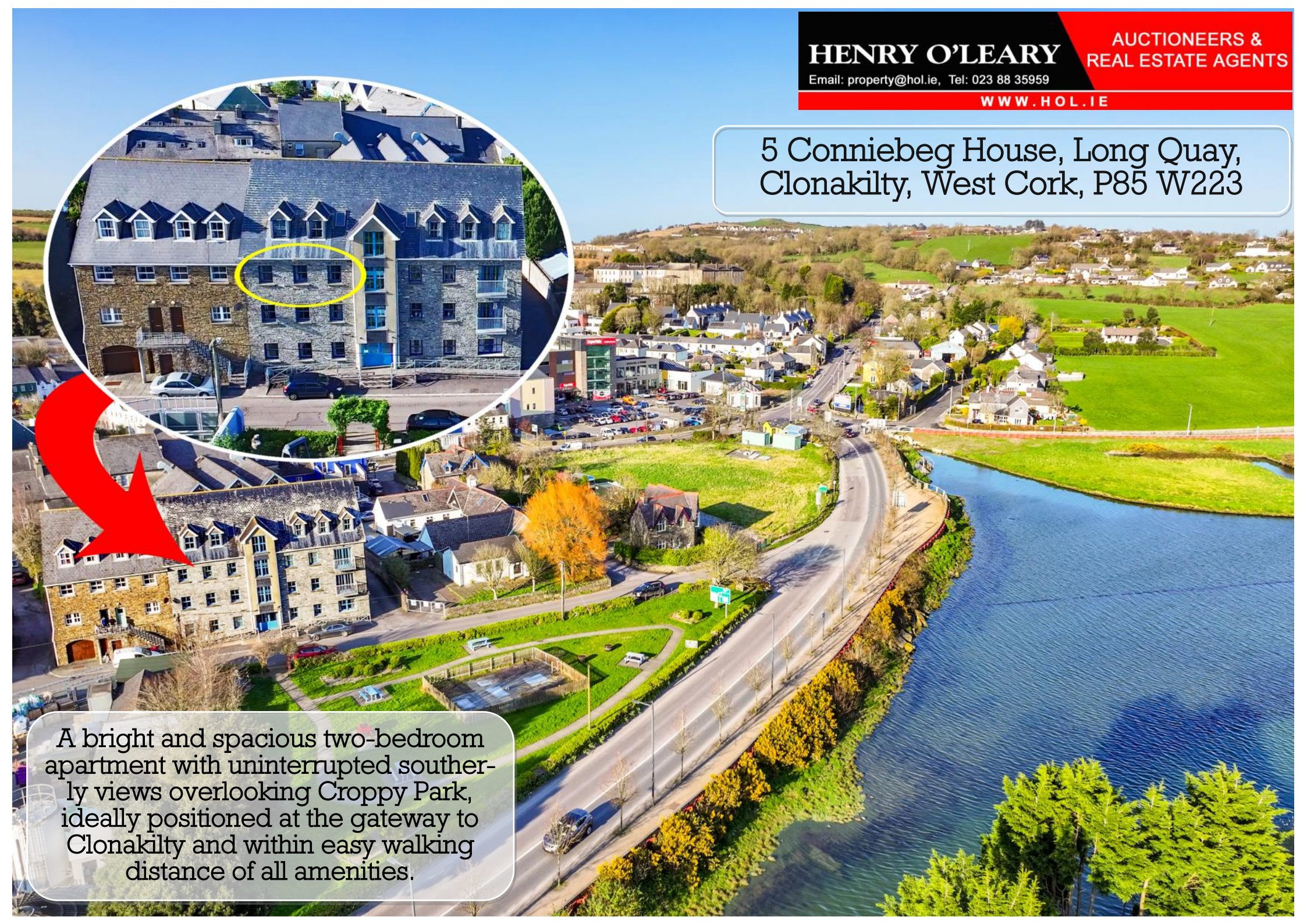
**AUCTIONEERS &
REAL ESTATE AGENTS**

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**5 Conniebeg House, Long Quay,
Clonakilty, West Cork, P85 W223**



A bright and spacious two-bedroom apartment with uninterrupted southerly views overlooking Croppy Park, ideally positioned at the gateway to Clonakilty and within easy walking distance of all amenities.



FLOOR LAYOUT

ENTRANCE HALL 3.86m (12'8") x 1.34m (4'5")

LIVING ROOM 4.30m (14'1") x 3.05m (10')

KITCHEN_DINING AREA 4.30m (14'1") x 3.93m (12'11")

BATHROOM 2.44m (8') x 1.78m (5'10")

AIRING PRESS 1.00m (3'3") x 0.86m (2'10")

BEDROOM 1 4.30m (14'1") x 3.11m (10'2") max

EN-SUITE BATHROOM 1.77m (5'10") x 1.65m (5'5")

BEDROOM 2 3.12m (10'3") x 2.63m (8'7")

EN-SUITE BATHROOM 3.11m (10'2") x 0.87m (2'10")



Living Area

Generously proportioned and filled with natural light, enjoying a pleasant southerly aspect. The space offers a comfortable and relaxed setting with ample room for both seating and entertaining, while the open connection to the kitchen/dining area enhances the overall sense of space and flow, creating a welcoming heart to the apartment.



Kitchen Dining Area

A bright and generously proportioned kitchen dining area, enjoying excellent natural light from its favourable aspect, with a practical layout that comfortably accommodates both cooking and dining. Fitted with a range of storage units, ample worktop space and tiled flooring, it offers a warm and functional setting for everyday living.

Positioned at the very gateway to Clonakilty town, this impressive two-bedroom second floor apartment enjoys an enviable setting overlooking Croppy Park, with the shimmering waters of the bay just across the road. Bathed in natural light thanks to its uninterrupted southerly aspect, the apartment offers a wonderfully bright and uplifting living environment where open views replace the sense of enclosure often found in similar developments.

Extending to approximately 800 sq. ft., the accommodation is notably generous, with a layout that has been thoughtfully designed for both comfort and practicality. A central hallway creates a natural separation between the living and sleeping areas, leading to a spacious sitting room and a well-proportioned kitchen/dining area, both of which benefit from the warm orientation and excellent light. To the rear, two substantial double bedrooms provide a quiet retreat, each complete with its own en-suite, while a well-appointed main bathroom further enhances the overall convenience.

The building itself presents with an attractive natural stone façade, lending a sense of permanence and quality, while the internal common areas are bright, clean and clearly very well maintained, reflecting a strong sense of care and pride among residents.

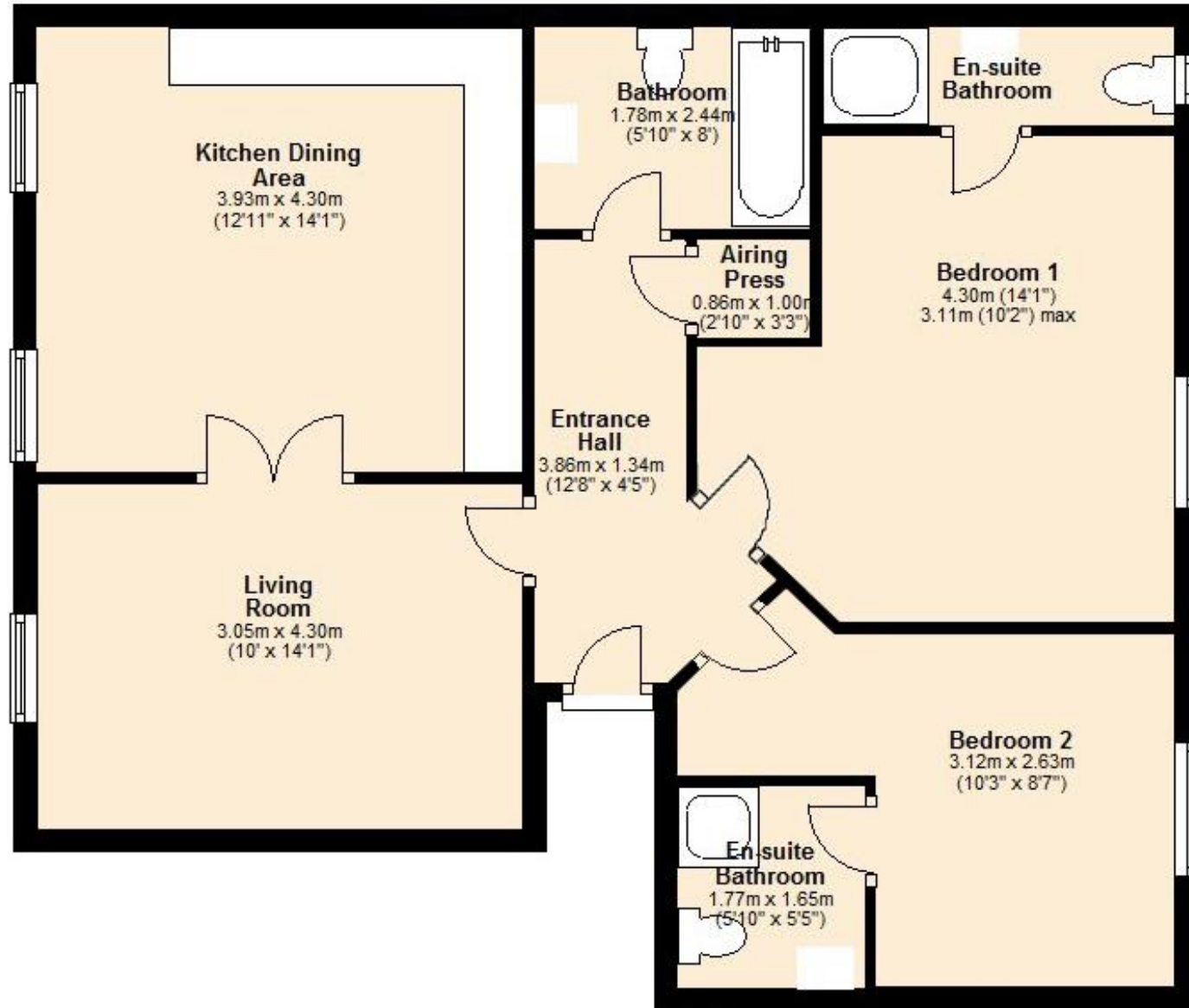
This is a property that will appeal to a broad range of buyers. It offers an ideal first home in a location where everything is within easy walking distance, a comfortable and manageable option for those looking to downsize without compromise, and equally a compelling investment opportunity given the strength and consistency of the local rental market.

Clonakilty's vibrant town centre, with its renowned cafés, shops and amenities, is just a short stroll away, while the nearby coastline offers some of West Cork's most celebrated beaches, including Inchydoney just 5 km distant. Bandon is approximately 20 km, Kinsale 32 km and Cork Airport 48 km, ensuring excellent connectivity while still enjoying the charm and ease of coastal town living.

Services include mains water and sewage, electric central heating and access to high-speed broadband.



FLOOR PLAN



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

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