

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 11 Inis Sioda, Scartagh, Clonakilty P85 WN53

- Main Points:**
- Location, Location, Location with view of Clonakilty Bay
 - c. 600 metres from the main street in Clonakilty
 - Quiet and exclusive estate privately situated on a safe, no through road
 - 3/4-bedroom 1722 Sqft house on an elevated plot
 - Large South-West facing rear garden

Offers Over € 395,000

BER C1

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Privately situated, Inis Sioda, is an exclusive quiet residential enclave with no through road situated c. 600 metres from the main street of Clonakilty. This beautifully maintained development is very close to all the town amenities yet enjoys a tranquil, countryside ambiance.

The elevated setting enhances the light filled interior of the 1722 ft² house which has a practical layout of 3/4 double bedrooms/bathroom/reception room/lounge. The insulation has been upgraded over the years and the boiler been replaced which brings it up to a comfortable C1 rating.

Centrally located in multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles.

The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one.” Excerpt from Irish Times 18th September 2021.



Accommodation c. 160 m²/ 1722 ft²

Entrance Porch 1.6 m x 1.4 m

Bright, welcoming entrance porch, tiled throughout.

Hallway 2.8 m x 3.3 m

Light filled entrance hallway, tiled throughout with guest WC adjacent.

Sitting Room 4.4 m x 5.3 m

Spacious, light filled dual aspect sitting room with wooden floors, bay window to the front and patio doors to the rear patio/garden. Open fireplace with attractive marble surround and marble hearth.

Kitchen /Dining Area 3.6 m x 5.3 m

Spacious, light filled wooden shaker style kitchen/dining room with attractive tiled flooring. With lovely light coming in from the bay window to the front and a large picture window facing the rear garden. Door to utility room.

**Utility Room 3.2 m x 2 m**

Spacious utility room, plumbed for washing with sink. Door leading to the rear of the house. Ample storage.

Bedroom 4/Lounge/Home Office/Playroom 3.7 m x 2.6 m

Spacious multi-functional room with timber floors.

Downstairs guest toilet 1 m x 2.3 m

WC and wash hand basin, tiled throughout.

Carpeted stairs and first floor landing with hotpress and storage.



Bedroom One 3.5 m x 3.1 m

Ensuite double bedroom with lovely views. Carpeted throughout.

Ensuite 2.4 m x 2m

Elegant ensuite with WC, wash hand basin and shower. Beautifully tiled throughout.

Bedroom Two 4.1 m x 3.2 m

Light filled double bedroom with walk-in slide robe. Carpeted throughout. Fitted walk in wardrobe with mirrored sliding doors.



Bathroom 2.8 m x 1.7 m

Lovely bathroom with WC, wash hand basin, bath and tiled throughout



Bedroom Three 4.8 m x 3.1 m
Large double bedroom carpeted throughout.



Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil-fired central heating and open fire in the sitting room. All windows & doors are uPVC double glazed throughout.



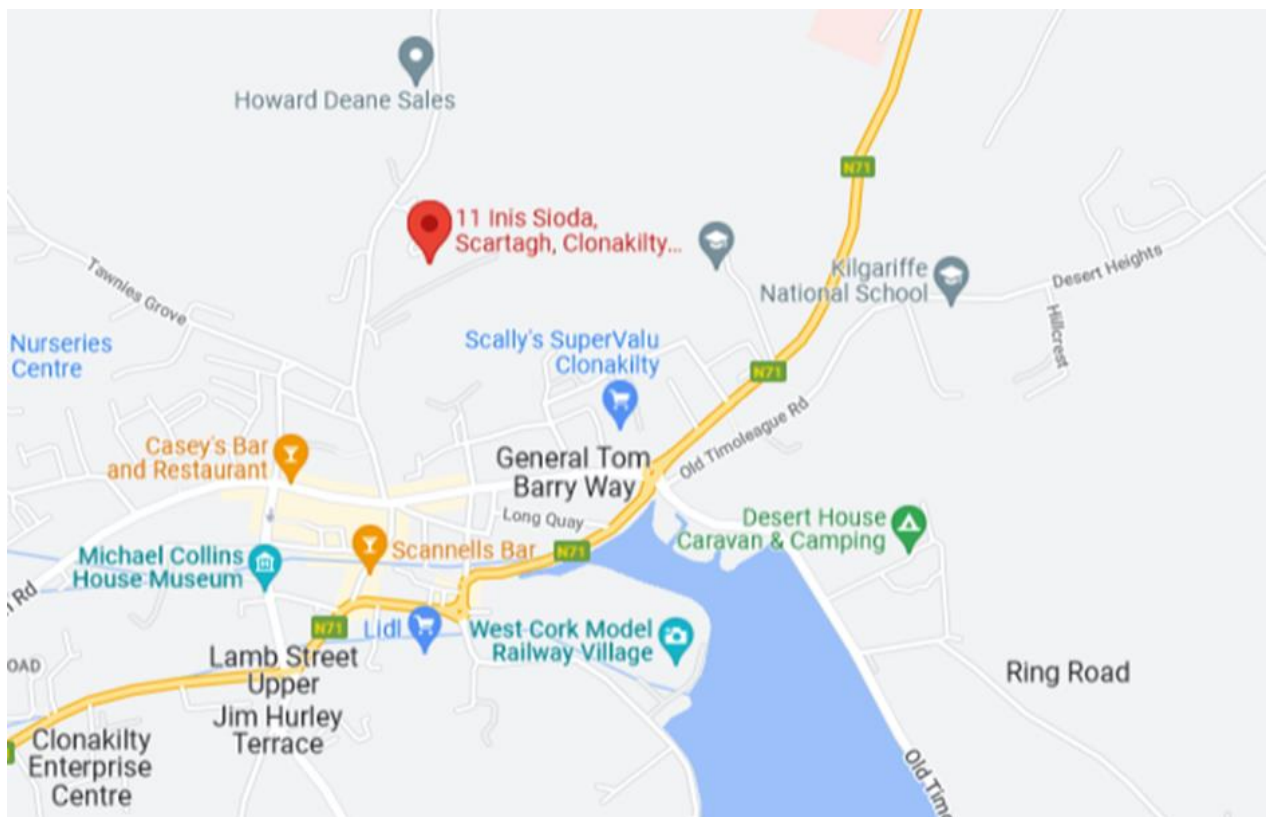
Outside

Substantial garden encircles the property. Could be the ideal blank canvas for the green fingered enthusiast.

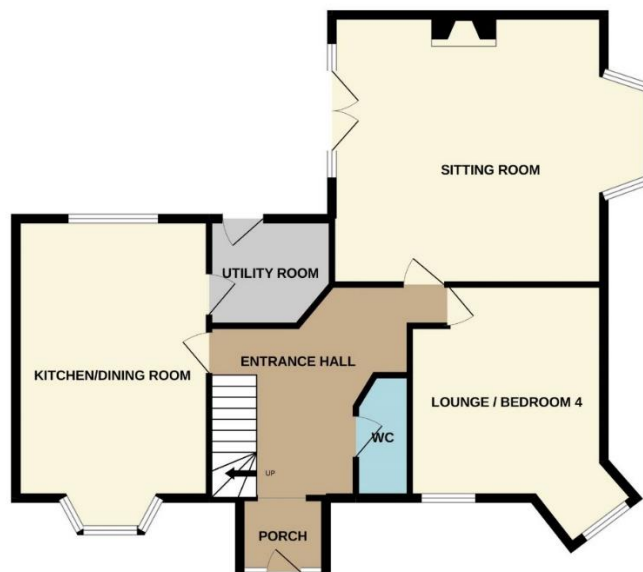
Directions

Type Eircode P85WN53 into smart phone for exact driving directions.

Location Map



GROUND FLOOR



1ST FLOOR



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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