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PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**



## **For Sale – 1 Grove Gardens, Clonakilty Co. Cork P85 R832**

- Convenient town centre location within an easy walk to all amenities
  - Quiet and mature residential setting
- Economical easy to maintain homes with superb A3 BER rating.
  - Off street car parking to rear
  - Enclosed rear south facing patio
- Expertly designed and well-built 2 bed/2 bath c. 1070 ft<sup>2</sup> homes

PSR No. 001102

**AMV € 295,000**

**BER A3**

A: Faxbridge Roundabout, Clonakilty, West Cork  
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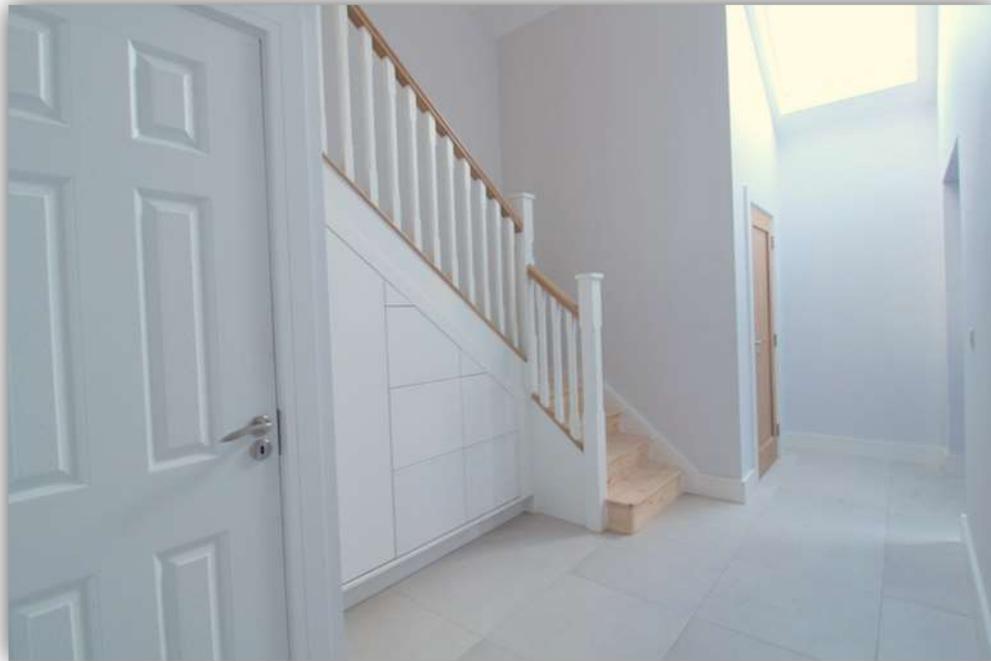




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Excellent opportunity to acquire a superior quality A-rated home built to the highest specification in this most convenient of locations. Grove Gardens is a niche 3 house development within a short walk of the many amenities that the multi award winning Clonakilty town has to offer. Each 2 bedroom 2 bathroom house extends to c. 1070 Sqft and is complimented by an enclosed south facing patio to the rear, ideal for sitting out. Storage space has been well catered for but the main thing you will notice here is the fantastic light, made possible by the large amount of window space. These houses are easy to maintain and economical to run thanks to its A3 BER rating which includes underfloor heating via an easy to use Heat Pump. The quality of the finish and location will underpin its asset value of Grove Gardens for years to come. Main features briefly include zoned heating via air to water heatpump, Boru timber stove, Smart under stairs storage system, large thermal hot water store, easy walk in shower, integrated kitchen with all white goods included



**Accommodation c. 100 m<sup>2</sup>/ 1070 ft<sup>2</sup>**

#### **Entrance Hall**

High quality front door to a bright and spacious entrance hall. Excellent under stairs storage via a Smart Storage System. There is also a storage room between the stairs and guest toilet. Tiled floor.

#### **Storage / Utility Room**

Useful storage room which includes washing and drying machines. Tiled floor.

#### **Sitting Room / Bedroom Two**

Large window to the front of the house. Could be used as a sitting room or bedroom. Timber floor.

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### **Shower Room**

Spacious shower room with WC and wash hand basin. Pressurised shower and overhead rainfall shower attachment.

### **Kitchen / Dining / Living Room**

Beautiful room with superb light coming in from the large south facing glazed areas. A sliding glazed door takes you out to the enclosed patio. Inside there is a fully fitted kitchen with integrated oven, hob, extractor fan, fridge freezer. The living area has a raised timber stove for extra comfort.



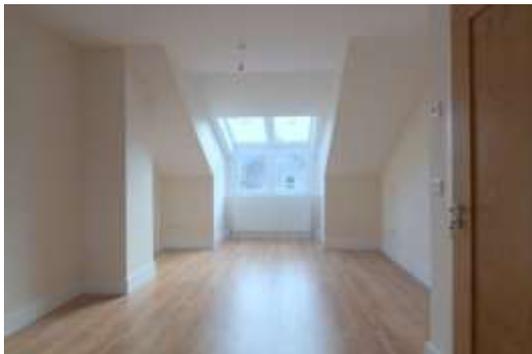
**Carpeted stairs to first floor and open gallery to ground floor.**

### **Bathroom**

Large bright bathroom beautifully tiled. WC Large bath tub, sink and vanity unit and separate shower enclosure.

### **Master Bedroom**

Superb spacious double bedroom with dual aspect windows south and north. The roof windows on the south side are a wow feature. There is storage in the dormer part of the house.



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### Services

The property is connected to all the main services including water, sewerage, telephone & electricity services. Heating is by means of energy efficient air to water heat pump. There is a raised timber burning stove in the living room. All windows & doors are uPVC double glazed throughout.

### Outside

The rear yard is fully enclosed by a high block wall. There is a beautifully slabbed patio area and a footpath to the rear car park.



### Directions

Type Eircode P85 R832 into smart phone for exact driving directions. From Clonakilty heading west towards Rosscarbery turn right at the Flower Basket and then take the first left and Grove Gardens is on the left side.

### Location Map

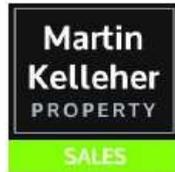




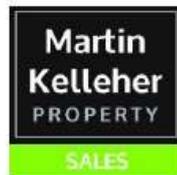
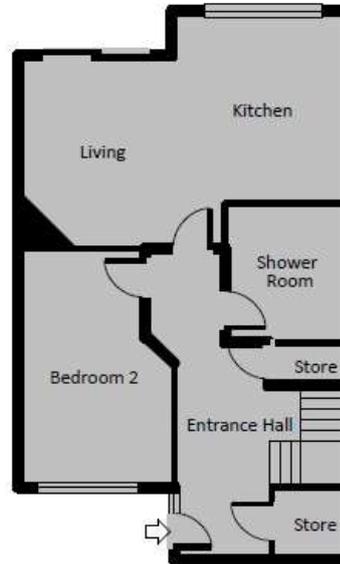
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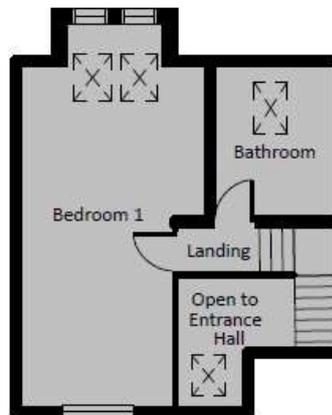
### Ground Floor



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For identification only - Not to scale



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For identification only - Not to scale



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