

For Sale

Asking Price: €495,000

**Sherry
FitzGerald**
O'Neill



2 Station House, McCurtain Hill,
Clonakilty, Co Cork, P85 Y585

BER C2

sherryfitz.ie

2 STATION HOUSE ENJOYS AN ENVIABLE SETTING. A MODERN TWO STOREY 3 BEDROOM HOME WITH UNINTERRUPTED VIEWS OVER CLONAKILTY TOWN AND BAY WHILE BEING LESS THAN 400 METERS FROM THE HEART OF THE TOWN.



SPECIAL FEATURES

- o Superb property built c.2006 on an elevated site overlooking Clonakilty town and bay.
- o Well-proportioned rooms with open plan living area and two bedrooms all benefitting from direct access to the sunny south balconies with elevated and commanding southerly views.
- o Accommodation extending to 140.9 sq.m. (1,516 sq.ft.) approximately.
- o Ducon slab concrete floors with timber clad steel balconies.
- o Low maintenance grounds.
- o Less than 400 meters from Clonakilty town centre.

2 STATION HOUSE

Beautifully designed home with stunning views of the entire town of Clonakilty and bay. All accommodation and living areas have the benefit of this vista.

The entrance to the property is via the first floor with a hallway leading straight to a bright open plan living area with dining room, sitting room and kitchen. Ideal for entertaining, doors on both sides of the room lead to the wrap around balcony. The first floor also includes a WC off the hallway with a stairwell leading down to the sleeping accommodation and bathrooms on the ground floor.

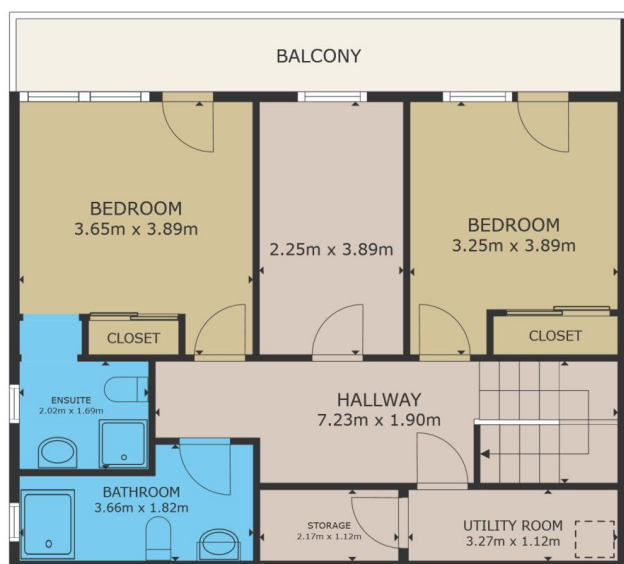
All 3 bedrooms face south to take in the views with the larger 2 bedrooms both having doors opening to a second balcony area. The master bedroom is ensuite while the ground floor also includes a family bathroom and utility area.

The grounds are designed for low maintenance with wrap around timber cladded steel balconies on both the first and ground floors to take in the southerly views over the town and bay. Parking is available in front of the house.

The property was newly built in c.2006 replacing warehouses associated with the old Clonakilty railway which closed in 1961. The front door opens to the former railway platform with the stone fronted station house, which is believed to date to the opening of the railway in 1886, immediately to the west.

The location and convenience of the property off McCurtain Hill is superb. 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.

- o Oil fired central heating
- o Mains Water
- o Mains sewerage
- o Broadband available



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 140.9 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 prior appointment.

BUILDING ENERGY RATING

BER Rating: C2
BER Number: 117763862
EPI: 185.88 kWh/m²/yr

sherryfitz.ie

daft.ie

myhome.ie

ft.com

nikkei.com

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