

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Tulligee, Clonakilty, West Cork P85 N674

Main points - This family home is a real find - Presented very well inside and out c.1577 Sqft, includes 4/5 bedrooms & great living space - Complimented with an enclosed garden & a detached shed - Conveniently located within walking distance of The Pike village, just over 3 miles from the Blue Flag beaches of Ownahincha and Long Strand, 1.5 miles from Castlefreke and 4 miles from Rosscarbery and Clonakilty towns

Guide Price € 350,000

BER D2

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Set back up off the road and very convenient to Clonakilty, Rosscarbery, shops, schools and beaches this family home is a real find.

The attentive owner has lavished money and time improving this property and it is presented very well inside and out.

The recently upgraded accommodation, c.1577 Sqft, includes 4/5 bedrooms and great living space. The house is complimented with an enclosed garden and a detached shed that has plenty of storage space.

The garden is ideal for kids with plenty of level playing space which has been well planted with shrubs, trees and flowers.

The property is conveniently located within walking distance of The Pike village, just over 3 miles from the Blue Flag beaches of Ownahincha and Long Strand, 1.5 miles from Castlefreke and 4 miles from Rosscarbery and Clonakilty towns.



Accommodation c. 147 m² / 1577 ft² plus garage

Sunroom Entrance c. 2.7 m x 3.5 m

Lovely bright sunroom entrance with windows on 3 sides. This is a fantastic extension with a tiled floor and nice views over the garden and west.

Entrance Hall c. 1.5 m x 3.7 m

Double glazed doors from the sunroom into this hall which is has a new timber floor.



Lounge 3.9 m x 3.8 m

Cosy sitting room with an open fire and built-in mahogany surrounding units. Timber floor and a large window west.

Sitting Room c. 3.8 m x 3.8 m

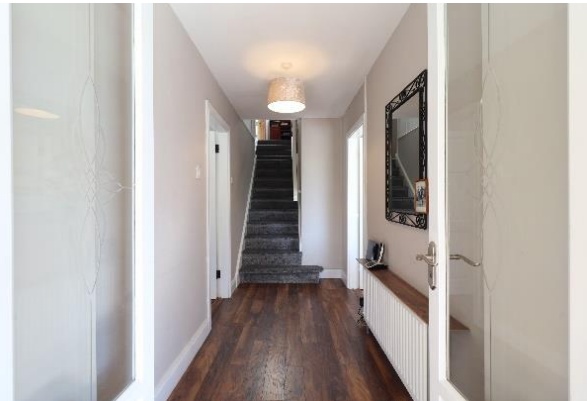
Bright room with windows on both sides. This room interlinks with the kitchen. There is a solid fuel stove and new timber floor.

Kitchen/Dining Room c. 7.2 m x 4.8 m

This is a fine room with plenty of space. Double doors open out onto the enclosed garden to the side. There is a large, fully fitted kitchen with integrated cooker, extractor and dishwasher. There is plenty of storage and there is a toilet off the kitchen also.

Toilet

WC and wash hand basin.



Carpeted stairs to first floor landing

Bedroom One c. 3.8 m x 3.3 m

Double bedroom with large west facing window.

Office/Study c. 2.7 m x 2.9 m

Large single bedroom with timber floor

Bedroom Three c. 2.9 m x 3.9 m

Bright double bedroom with large window.



Bathroom c. 2.6 m x 3 m

Fine sized bathroom which incorporates the airing cupboard. There is a bath with electric shower, WC and wash hand basin.

Bedroom Four c. 3 m x 4 m

Large double bedroom, timber floor.

Bedroom Five c. 2.3 m x 2.9 m

Single bedroom with timber floor.

Services

All main services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. There is a solid fuel stove in the sitting room. Broadband available.



Directions

Type Eircode P85 N674 into smart phone for exact driving directions.

GROUND FLOOR

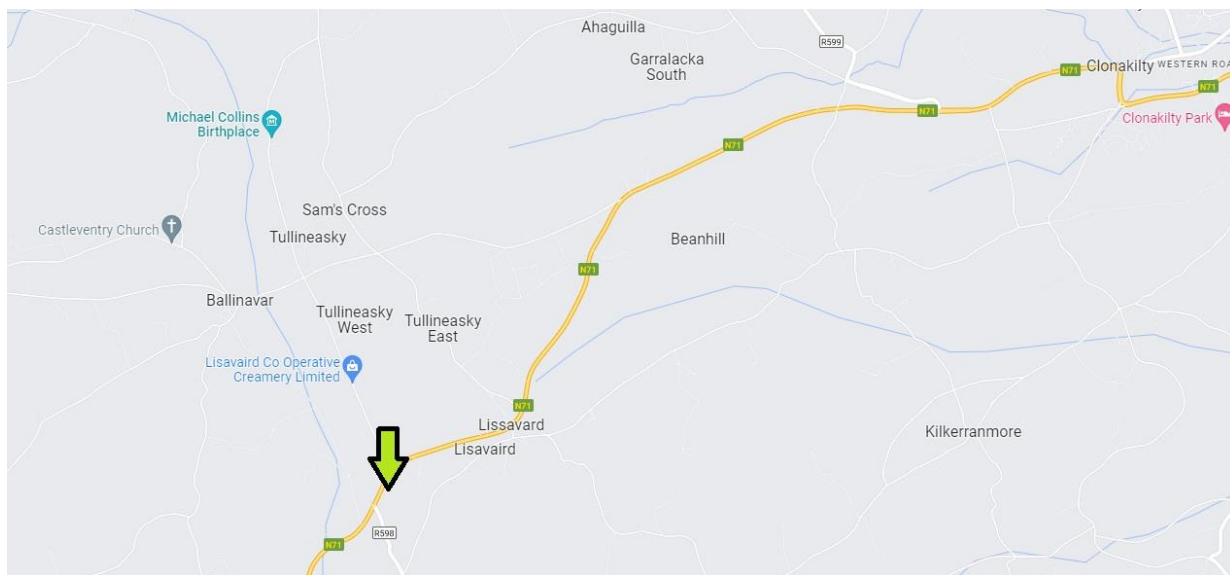


**MARTIN
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1ST FLOOR



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