

For Sale

Asking Price: €495,000

Sherry
FitzGerald
O'Neill



2 Station House, McCartan 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.



2 STATION HOUSE

Beautifully designed home with stunning views of the 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.

LOCATION

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 southwest of Cork City and Airport.



HISTORY

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 former station house, which is believed to date to the opening of the railway in 1886, immediately to the west.

GROUND

The grounds are designed for low maintenance with wrap around timber clad 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.



SPECIAL FEATURES

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

SERVICES

- Oil fired central heating
- Mains Water
- Mains sewerage
- 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
 Con O'Neill
 Sherry FitzGerald O'Neill
 2 Western Road, Clonakilty
 Co Cork
 T: 023 883 3995
 E: info@sfoneill.ie

VIEWINGS
 Strictly By Appointment Only

ENERGY RATING
 BER: C2
 Cert No.: 117763862
 EPI: 185.88 kWh/m²/yr

sherryfitz.ie
 sfoneill.ie
 myhome.ie
 daft.ie
 rightmove.co.uk

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158