



Property Sales, Valuations,
Lettings & Property Management

PSR No. 001102



For Sale – 48 Lady’s Cross, Clonakilty Co. Cork P85 NH28

Main Points: - Spacious detached property in one of Clonakilty’s best residential locations – 4 bedroom/3 bathroom house c. 1376 Sqft - West facing enclosed private rear garden – Flawlessly presented throughout – Downstairs 4th bedroom with ensuite, could also suit as a playroom, office or second reception - Fully floored and easily accessed attic c. 250 ft² - Directly opposite the large green area & popular with children – 1 mile from Clonakilty town centre & easy walking distance to Dunnes Stores and Quality Hotel & Leisure Centre.

Offers over € 349,000

BER C2

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Martin Kelleher Property Services are delighted to present for sale this attractive detached property in one of Clonakilty most popular residential locations. Superbly built and maintained, No. 48 is a 4 bedroom/3-bathroom house, c. 1376 Sqft with a fully developed attic space c. 250 Sqft. It comes with the benefit of a west facing enclosed private rear garden that is not overlooked from the rear. Inside the house is flawlessly presented and there is a downstairs 4th bedroom with ensuite which could also suit as a playroom, office or second reception.

This property has private car parking and is located directly opposite the main green area which is ideal for keeping an eye on the kids.

The Lady's Cross is located just 1 mile from Clonakilty town centre and within easy walking distance of Dunnes Stores and the superb Quality Hotel & Leisure Centre.



Accommodation c. 127 m²/ 1,376 ft² plus attic 23 m²/ 250 ft²

Entrance Hall 2 m x 4.3 m

Bright and welcoming entrance hall with solid timber floor. Fitted under stairs pull out storage. Ceiling coving.

Sitting Room 4 m x 4.8 m

Beautiful & spacious room with large bay window overlooking the green outside. Solid timber floor, wooden fireplace with cast iron insert & granite hearth.

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Kitchen 2.9 m x 3.7 m

Bright and airy kitchen with large window and patio doors out to the garden. Modern shaker style kitchen with integrated appliances to include oven, electric hob, extractor & dishwasher. Tiled floor and useful kitchen island unit in the centre of the kitchen. This room interconnects with the dining area.



Dining Area 3.1 m x 4 m

Interconnects with the kitchen. Fantastic bright and sunny room with sliding glass door leading to the west facing garden. Tiled floor and covered ceiling.

Utility Room 2 m x 2.2 m

With glazed door to rear garden. Fitted units, plumbed for washing & drying.

Bedroom Four/Office/Playroom 3.8 m x 3.5 m

Flexible room suitable for many uses. Ensuite shower room adjacent. Timber floor & access hatch to the attic overhead.

Ensuite 1.7 m x 2.2 m

Spacious ensuite beautifully tiled. WC, wash hand basin & electric shower.

Stairs to first floor landing. Airing closet and easy access pull downstairs to the floored attic overhead.

Bedroom One 3.1 m x 3.8 m

Spacious ensuite, double bedroom with timber floor. Great views onto the green from the large bay window. Elegant window seat with integrated storage and large fitted wardrobe.

Ensuite 3.1 m x 0.9 m

Fully tiled with WC, wash hand basin & shower.



Bathroom 2.2 m x 2.8 m

Large, tiled bathroom with bath, wash hand basin & WC.

Bedroom Two 3.1 m x 3.6 m

Great views west over the rolling fields from this bright, double bedroom. Timber floor.

Bedroom Three 2.8 m x 2.8 m

Great views west over the rolling fields from this bright, single bedroom. Timber floor.



Attic

This fantastic, developed storage space has an easy access pull down staircase up to it. It is floored and the walls are slabbed.

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. There is an excellent C2 energy rating. All windows & doors are uPVC double glazed throughout. The property is wired for burglar alarm.



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Outside

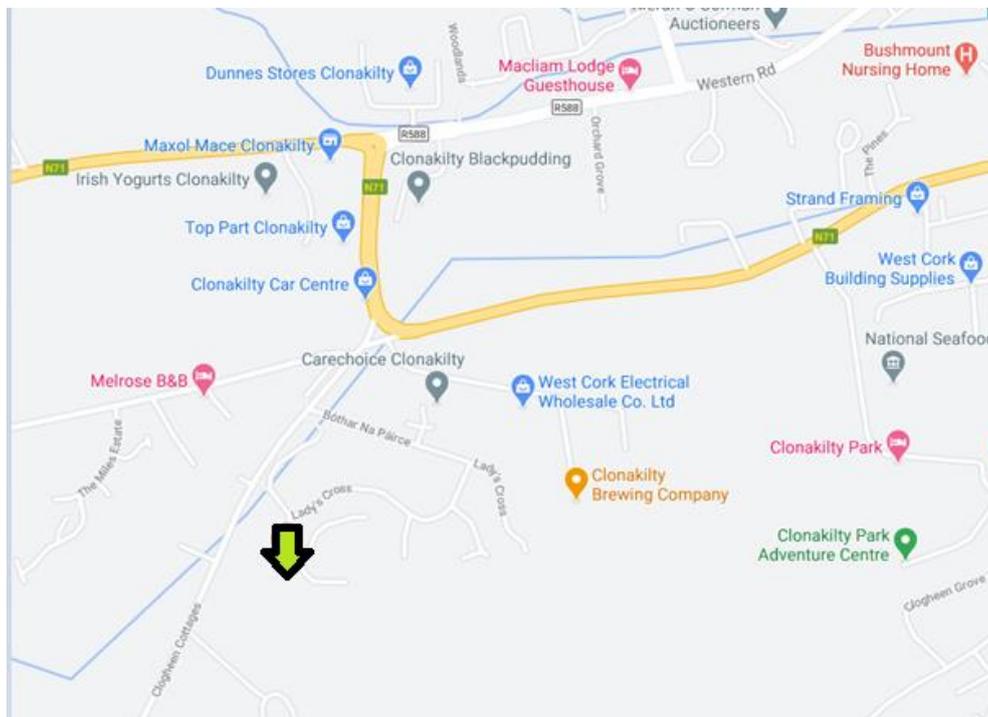
There is off street car parking to the front of the house for 2 cars. There is a side access to the rear garden which is approx. 13 m x 10 m. It is not overlooked and enclosed with a border wall suitable for planting shrubs, vegetables, or flowers.



Directions

Type Eircode P85 NH28 into smart phone for exact driving directions.

Location Map



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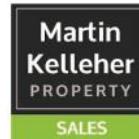
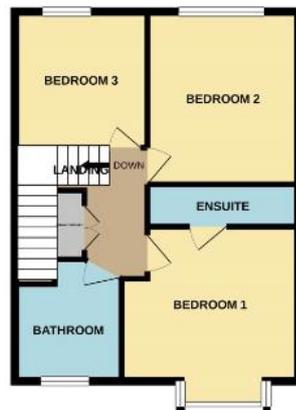
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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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