



## **For Sale – 90 The Lady's Cross, Clonakilty P85KR02**

**Main Points:** - 5 bedroom 2247 ft<sup>2</sup> detached property in one of Clonakilty's best residential locations – South facing rear garden – Downstairs 5<sup>th</sup> bedroom, could also suit as an office or playroom – 1 mile from Clonakilty town centre and easy walking to Dunnes Stores and Quality Hotel & Leisure Centre.

**AMV € 415,000**

**BER C2**

PSR No. 001102

Martin Kelleher Property Services are delighted to present for sale this very attractive detached property, in one of Clonakilty's best residential locations.

It is rare that a detached family home comes up for sale in the popular and convenient Lady's Cross estate. No. 90 is a well built and finished 5 bedroom home with its own entrance and south facing easy to maintain garden. The bright spacious living accommodation would make it an ideal family home.

The property benefits from a very flexible layout including a downstairs 5<sup>th</sup> bedroom that could also suit as an office or playroom.

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

**Accommodation c. 208.78 m<sup>2</sup>/ 2247 ft<sup>2</sup>****Entrance Hall 2.1 m x 4.3 m**

Wide welcoming entrance hall with stained glass teal front door and solid wood flooring.

**Lounge 4.3 m x 4.3 m**

Beautiful, bright and spacious room with large bay window overlooking the front garden. Solid wood flooring and open fireplace.

**Kitchen/Dining Room 7.6 m x m x 3.6 m**

Solid pine kitchen with integrated appliances including oven, electric hob, extractor, dishwasher and fridge freezer. The dining room interconnects with the kitchen. Beautifully bright room with sliding glass door to the south facing garden. Tiled flooring throughout kitchen/dining room.

**Utility Room/WC 3.4 m x 3.6 m**

With glazed door to rear garden. Fitted units, plumbed for washing and drying machines. Spacious downstairs toilet and wash hand basin.

**Living Room 4.35 m x 5.5 m**

Beautiful, spacious room with solid wood floor and open fireplace.

**Bedroom Five 3.6 m x 5.5 m**

Very spacious, dual aspect room that would also suit as an office or playroom. Carpeted throughout.

**Stairs to first floor landing**

Spacious landing could be used as office/study area

**Bedroom One / Ensuite 4.3 m x 4 m**

Large, bright double bedroom with wall to wall fitted wardrobes and timber floors. Spacious ensuite, fully tiled with WC, wash hand basin and shower.

**Bedroom Two 4.3 m x 4.3 m**

Bright, double bedroom. Timber floors.

**Bedroom Three 4.1 m x 3.6 m**

Large bright bedroom with south facing aspect and timber floors.

**Bedroom Four 3.15 m x 3.6 m**

Bright bedroom with south facing aspect and timber floors.

**Bathroom 3.5 m x 2.2 m**

Large tiled bathroom with corner bath, wash hand basin and WC.

**Hotpress**

Very spacious walk in hotpress with extensive storage space.

**Services**

The property is connected to all the main services incl. water, sewerage, telephone and electricity services. Heating is by means of oil fired central heating. There is very good C2 energy rating. Windows are uPVC double glazed throughout. The property is wired for burglar alarm.

**Outside**

Own entrance with tarmac drive. Lovely south facing garden. Timber shed suitable for garden storage materials.

**Directions**

Lady's Cross is located south of the N71 bypass road that skirts around Clonakilty town to the rear of Care Choice Nursing Home. Type the following eircode directly into google maps on your smart device **P85KR02** for exact driving directions.

**Important Notice/Disclaimer**

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that:

The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
Made with Metropix ©2020

#### Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that:

The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

A: Faxbridge Roundabout, Clonakilty, West Cork

P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie

[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi

daft.ie

MyHome.ie