



Property Sales, Valuations,
Lettings & Property Management
PSR No. 001102



For Sale – Madame, Ballinascarthy, Clonakilty P85 E163

Main Points: Reasonably priced, this property offers a blank canvas to complete your dream home just the way you would like it - 3 bedroom house, c.925 Sqft - Leafy c. 0.25 acre plot with outbuildings – Gated entrance - Short drive of Clonakilty Golf Club, walking distance to the village, 3.5 miles from Clonakilty & commuting distance to Cork city.

AMV € 129,000



Reasonably priced, this property offers a blank canvas to complete your dream home just the way you would like it. Situated in convenient countryside setting on the main road between Clonakilty and Ballinascarthy this property has fine views of the surrounding fields. Needing plenty of work this 3 bedroom house, c.925 Sqft, is located on a leafy, enclosed c. 0.25 acre plot with outbuildings. Within a short drive of Clonakilty Golf Club, walking distance to the village, 3.5 miles from Clonakilty and commuting distance to Cork city.



Accommodation c. 86m²/ 925 ft²

Entrance / Sunroom 3 m x 1.8 m

Light flooding into this room with windows on 3 sides and view out to the fields on the western side of the house.

Sitting Room 4.2 m x 3.6 m

Multi fuel stove fitted with timber surround. Carpeted and windows west.

Lounge/Playroom 2.4 m x 3.6 m

Timber floor and windows facing north & west.

Kitchen 4.2 m x 3.1 m

Windows east & north. Fitted kitchen and stairs leading to the landing.

Back Hall 3.1 m x 0.9 m
Door out to the front of the house.

Utility Room 3.6 m x 2.1 m
Fitted units and window east.



Stairs to first floor landing

Bedroom One 3.7 m x 3.6 m
Double bedroom with window west. Carpeted and fitted wardrobe.

Bedroom Two 2.4 m x 3.6 m
Double/single bedroom with window west. Carpeted.

Bathroom 1.7 m x 2.1 m
Bath, WC, wash hand basin and roof light.

Bedroom Three 1.8 m x 2.9 m
Single bedroom with window east. Timber floor.



Services

Mains water, electricity and telephone connected. Heating via oil fired central heating and there is a stove in the sitting room.

Storage Sheds

Concrete structure divided into 3 main sections.

Outside

Approached via pillared entrance and quality double gates there is a large parking area to the front. Around the rear is an enclosed garden that is currently overgrown. Great selection of mature shrubs and trees.

Directions

Type Eircode P85 E163 into smart phone for exact driving directions. Leaving Ballinascarthy and driving west towards Clonakilty the house is approx. 750 metres on the right side.



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





**Property Sales, Valuations,
Lettings & Property Management**
PSR No. 001102



Location Map



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

