



## **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. 86m<sup>2</sup>/ 925 ft<sup>2</sup>**

**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.

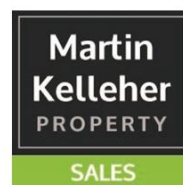
### Directions

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.

GROUND FLOOR



1ST FLOOR



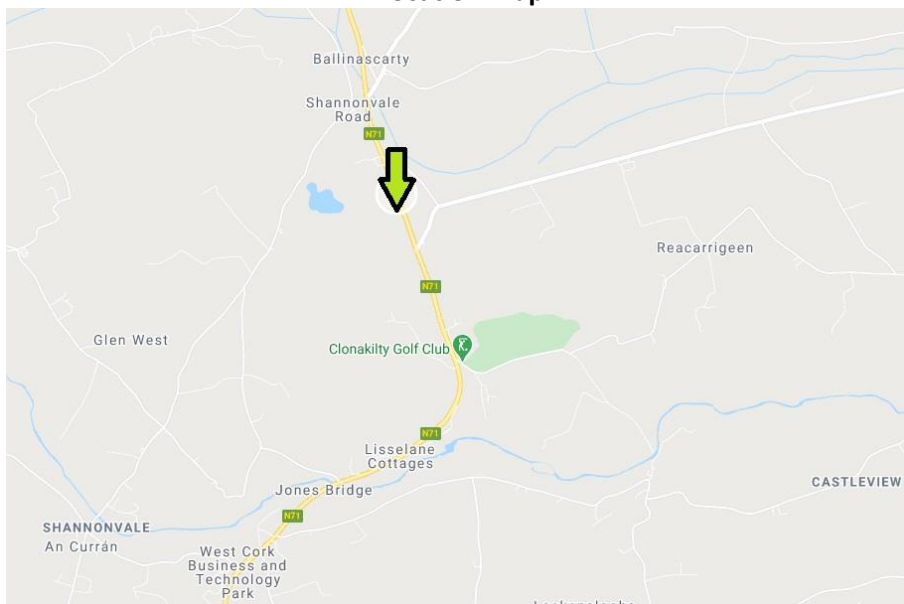
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### Location Map



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