



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – Lislevane West, Clonakilty Co. Cork P72FC65

- Main Points:** 2008 family residence beautifully finished
- 4 double bedroom house, c. 2480 ft<sup>2</sup> & large detached garage
  - c. 0.6 acres & rear lawn
  - Rural but not isolated, walking distance of Lislevane village,  
7 miles to Clonakilty, 1 hour to Cork City
  - Water views in the distance and close to Dunworley Bay
  - Solar panels, efficient thermal store, oil-fired central heating via efficient  
condensing boiler

PSR No. 001102

**AMV € 350,000**

**BER B3**

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This substantial 2008 family residence is like new and beautifully finished. Extending to c. 2480 ft<sup>2</sup> and comes with the benefit of a large detached garage. This property stands on approx. 0.6 acres and has a nice rear lawn which would be ideal for children. Rurally situated but not isolated this property is within walking distance of Lislevane village and approx. 7 miles south east of Clonakilty and is within 1 hour commuting distance of Cork City. The property has water views in the distance south towards Dunworley Bay. Inside the property is a pleasure to walk around and would suit most families with an exceptional level of finish internally. The accommodation includes a large entrance hall, an exceptionally large sitting room, family room, kitchen/dining room, utility and shower room on the ground floor. The first-floor accommodation includes 4 double bedrooms, 1 en-suite and bathroom. The property is fitted with solar panels and energy efficient thermal store for the hot water. Heating is by means of oil-fired central heating via an efficient condensing boiler.



**Accommodation c. 230 m<sup>2</sup>/ 2480 ft<sup>2</sup>**

**Entrance Hall 4.8 m x 3.8 m**

Impressive entrance hall which is very spacious. Polished porcelain tiles and recessed lighting.

**Sitting Room 6.9 m x 4.4 m**

Large sitting room which has a dual aspect north and south. Views down towards the sea. Floating timber floor and recessed lighting. Open fireplace and marble surround.

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**Living Room 5.3 m x 4.8 m**

Gorgeous living room with a triple aspect. Very bright from windows east south and west. Sea views. Floating timber floor and recessed ceiling lighting.

**Kitchen Dining Room 6.9 m x 4.8 m**

Impressive space with windows north and glazed double doors to rear south. Polished porcelain tiles throughout and into the utility room.

Recessed ceiling lighting. Fully fitted kitchen with plenty of floor and eye level units and a fabulous island unit with fitted storage. Large professional style 5 ring electric hob and double oven with extract fan. Fabulous stone surround. Integrated dishwasher fridge freezer.

**Utility Room 3.3 m x 3 m**

Spacious utility with windows south and west. Plenty of room and fitted units. Includes sink and plumbed for washing machine.

**Guest Shower Toilet 3.3 m x 1.2 m**

Fully tiled and includes a double shower enclosed and power shower. WC and wash hand basin.



**Teak staircase to first floor Landing.**

Large airing closet hot press. Easy, fold down, stairs to attic.

**Bedroom One Master 4.8 m x 4.8 m**

Superb double bedroom en-suite with dual aspect south and west. Sea views. Fitted wardrobes and solid timber floor.

**Bathroom 3.5 m x 2 m**

Also acts as a bathroom en-suite for bedroom One.

Fully tiled. Bath, wash hand basin and WC. Large shower enclosure and power shower.

**Bedroom Two 4.4 m x 3.4 m**

Double bedroom with view over front garden. Solid timber floor and fitted wardrobe.

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**Bedroom Three 4.4 m x 3.4 m**

Bright double bedroom with dual aspect east and south. Sea views. Solid timber floor.

**Bedroom Four 4.8m x 4.2m**

En-suite double bedroom with sea views.

Walk in wardrobe and en-suite shower room. Fully tiled, wash hand basin, WC and shower.



**Garage 4.5 m x 7.8 m**

With roller door and pedestrian access. With fitted shelving.

Also, attic floor for further storage

**Services**

The property is connected to mains water, telephone and electricity services. Solar panels are fitted for hot water. High speeds broadband is available in the area. Septic tank drainage.

**Directions**

Type Eircode P72 FC65 into smart phone for exact driving directions.

**Location Map**



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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.  
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