

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



## For Sale – The Forge, Ahiohill, Clonakilty

**Main Points:** A high-end, A-rated luxury home in this wonderful community

- Centrally situated in Ahiohill village The Forge is in a tranquil elevated setting with fantastic views of the surrounding valley
  - 4-bedroom home 203 Sqm c. 2185 Sqft
  - High speed fibre broadband available
- Efficient air to water underfloor heating throughout

Guide Price € POA

BER A2

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



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Institute of Professional  
Auctioneers & Valuers

A high-end, A-rated luxury home in this wonderful community. Centrally situated in Ahiohill village, The Forge is in a tranquil elevated setting with fantastic views of the surrounding valley. Meticulously designed c.2185 Sqft 4-bedroom home with detached garage will have an unrivalled build quality and an impressive features list. Air to water underfloor heating, heat recovery ventilation, super-fast high speed fibre broadband available, landscaped garden and driveway are just some of the features. Located 2.5 miles to Enniskeane, 6 miles from Bandon, Clonakilty and commuting distance to Cork city, Ahiohill is a fantastic little village with a big community. Within an easy walk is the Montessori, national school, church, pub and state-of-the-art Oliver Plunketts GAA facility. Ahiohill has just secured super-fast fibre broadband and is a regular tidy towns contender.



The Forge was designed and will be developed by Walsh Construction Group who have built up an enviable reputation in the building industry as first-class operators with a great track record.

**Main Features:**

- A-rated concrete constructed family home
- High speed fibre broadband available
- Detached garage with attic storage
- Concrete first floor
- Efficient Air to water underfloor heating throughout
- Mechanical heat recovery ventilation
- Landscaped garden and driveway
- Silicon based plaster finish with prefinished white colour
- Floored attic with folding stairs access
- 4 bedroom home 203 Sqm
- Great views from its elevated setting landscaped gardens

## LOCATION

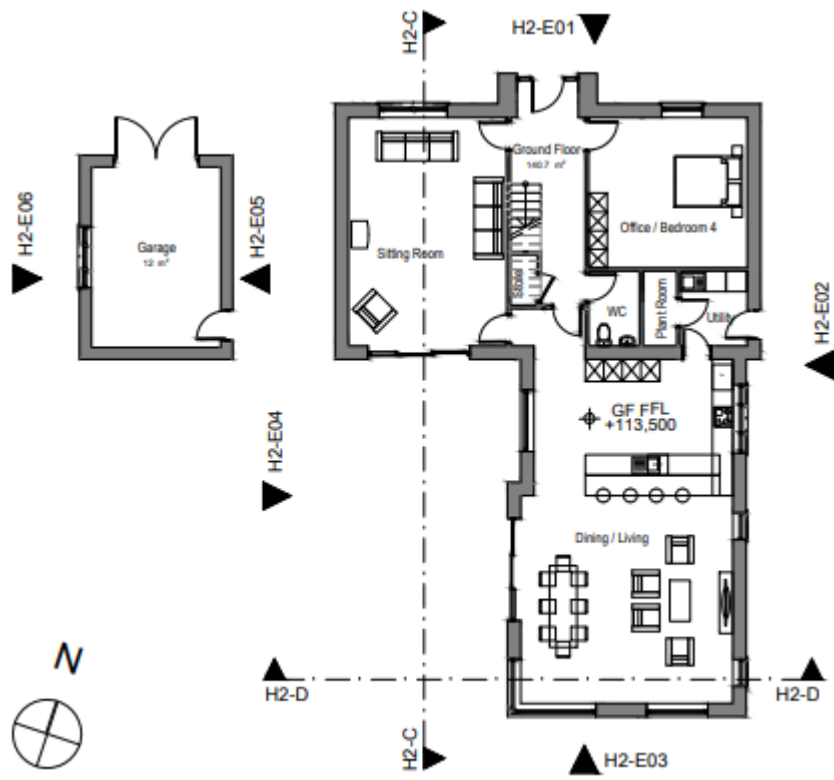
The property is centrally situated in Ahiohill village within a short walk of all amenities. Ahiohill is conveniently located in a quiet but active village some 6 miles from Clonakilty and Bandon and within easy commuting distance from Cork city. Directions – From Bandon drive towards Clonakilty and 0.5km after Pedlars Cross turn right, signposted Enniskeane/Ahiohill. Drive 3km and turn left to take you into Ahiohill village. The development is situated next to the church.



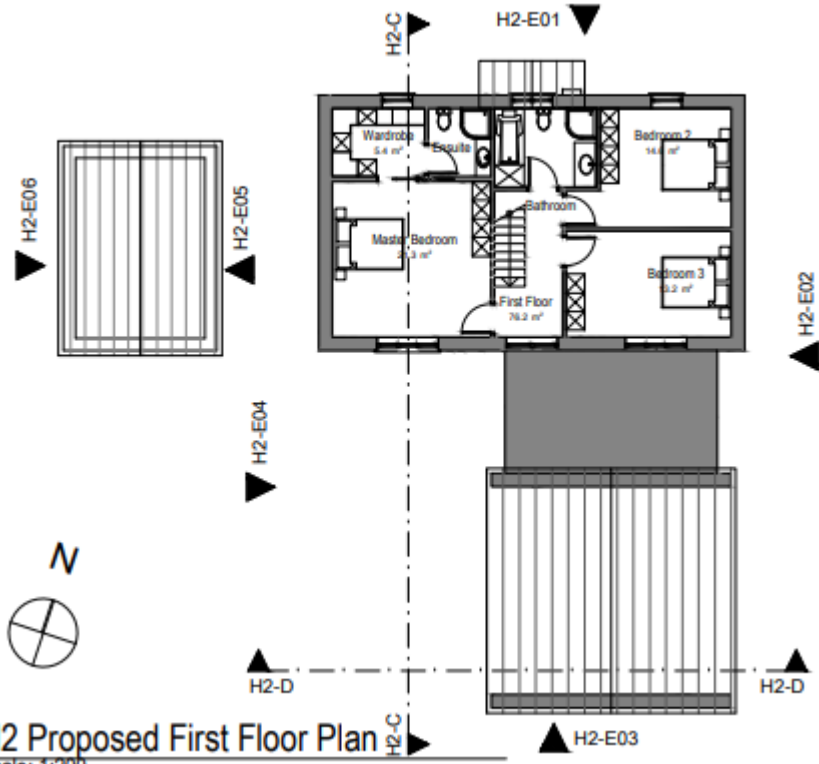
6 MILES FROM  
CLONAKILTY & BANDON







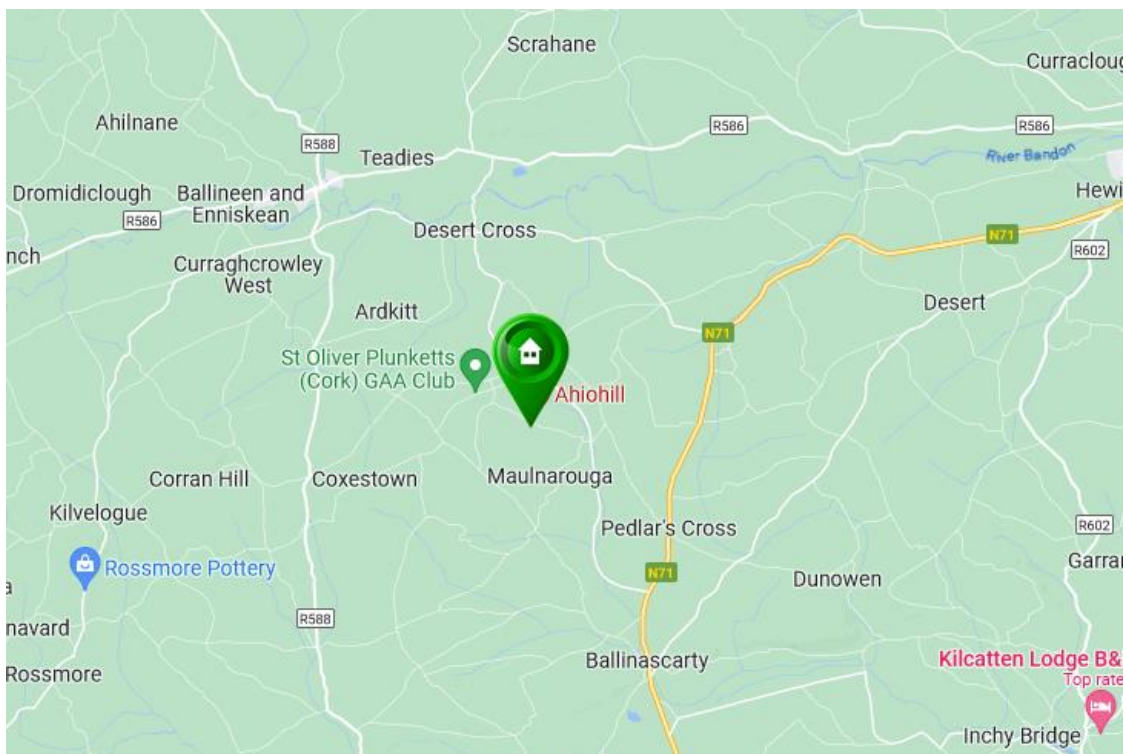
**H2 Proposed Ground Floor Plan**  
Scale: 1:200



**H2 Proposed First Floor Plan**  
Scale: 1:200

### About the Developer

Walsh Construction Ltd Is a team of highly skilled building design and construction professionals, who have been delivering excellent customer service with the last 20 years. Walsh Construction Group was established by Donal Walsh who is a Chartered Surveyor and has worked with some of the largest building contractors in the country. Walsh Construction Group have been delivering high quality homes and apartments for sale to private customers with selective developments throughout Cork. They believe in designing homes that make life better for their customers. For more information check out [www.wcg.ie](http://www.wcg.ie)



***The photos in this brochure are artists impressions only.  
Final images to follow at a later date.***

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No person in the employment of Martin Kelleher Property Ltd. 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.