

# For Sale

Asking Price: €545,000

Sherry  
FitzGerald  
O'Neill



14 The Pines, The Miles,  
Clonakilty, Co Cork,

BER A3

[sherryfitz.ie](http://sherryfitz.ie)



Superbly presented, detached, 4-bedroom family home boasting an impressive A3 BER rating, in a sought after residential development enjoying an excellent location convenient to Clonakilty town centre.

#### Special Features:

- o Immaculately presented and stylish 1,873 sq. ft. / 174 sq. m. house.
- o Impressive A3 energy rating including 18 Solar PV panels and electric car charging point.
- o Enclosed southerly facing private landscaped back garden, ideal for summer living and family life.
- o Light filled open plan kitchen, dining and living.
- o Ideally located to take advantage of coastal location with Inchydoney beach just an 8 minute drive while Castlefrenk Woods, Red Strand Beach and The Warren Beach are also convenient.

The house is spacious with 1,873 sq. ft. / 174 sq. m. approximately of living space. The many features of this property include double glazed windows, oil fired central heating, two inset stoves, 18 Solar PV panels, electric car charging point and well-designed bright rooms.

Upon entering, you are greeted by a bright and welcoming hallway with elegant tiled flooring, leading to the main living areas. The living room is a cosy retreat, featuring a stylish fireplace with an inset stove and ample natural light from large windows. A separate study provides a quiet area for work or study and could be repurposed as a second living room or fifth bedroom. A guest WC is located off the entrance hall.

The open-plan kitchen, dining and living area is the heart of the home, equipped with contemporary fittings and integrated appliances. Two sets of French doors, from the dining and living areas open onto the garden, creating a seamless indoor-outdoor flow ideal for entertaining. The utility room is located off the kitchen.

Upstairs, the master bedroom includes walk in wardrobe, built-in wardrobes and an en-suite bathroom. Three additional bedrooms, including one with en-suite, are generously sized, each with its own unique charm, perfect for family or guests.

Outside, the property boasts a well-maintained garden with a patio area which enjoys sunshine throughout the day, perfect for outdoor dining and play. There is ample storage with timber shed and enclosed storage area on the western gable. The front of the house offers ample parking space on a paved driveway.

'14 The Pines' was built c.2009 and is part of the first phase of The Miles Estate development with the last phase sold out in late 2024. It represents an opportunity to purchase a convenient detached family home with all the facilities that Clonakilty offers within a short walk.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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**ENERGY RATING**  
BER Rating: A3  
BER No: 101076388  
EPI: 52.41 kWh/m<sup>2</sup>/yr

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[sfoneill.ie](http://sfoneill.ie)  
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