

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – 4 Ballinafrin Cottages, Clonakilty P85 AP83

- Main Points:** Wonderful countryside location less than 1 mile from Clonakilty town
- Deceptively spacious 3-bedroom residence extending to c. 992 Sqft
 - Set back from the road and with off street car parking
 - Large elevated rear garden and storage sheds

Guide Price € 275,000

BER E2

Faxbridge Roundabout, Clonakilty, West Cork

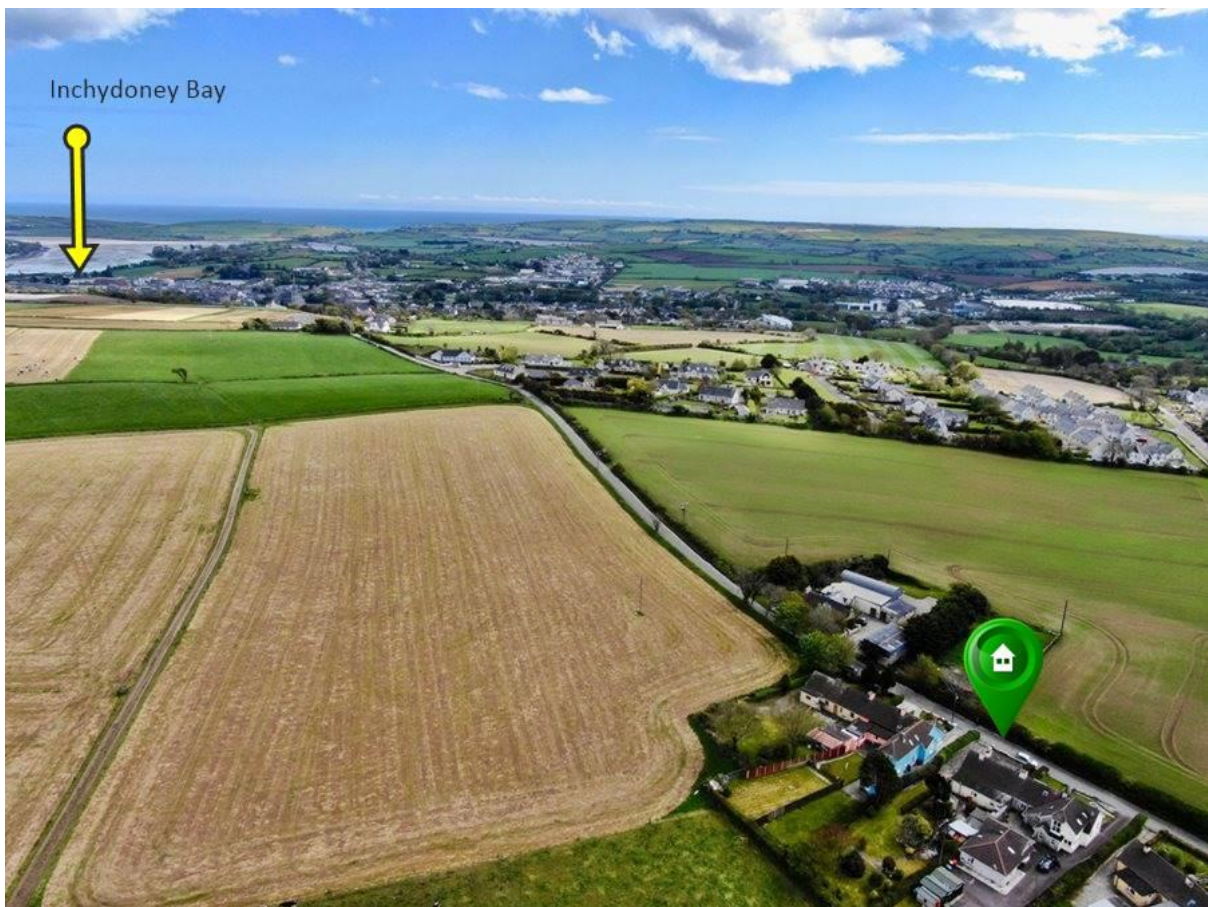
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CRO No. 684543



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Institute of Professional
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Occupying a wonderful edge of town location, this is a deceptively spacious 3-bedroom residence with outbuildings and a large, elevated garden. Even though it is super convenient to the award-winning Clonakilty town, less than 1 mile away, this property is set back from the road and enjoys countryside-like situation. The property comes with the benefit of off-street car parking, rear sheds and a large elevated garden. Extending to c. 992 Sqft this 3-bedroom house has been extended and well kept over the years including double glazing and oil-fired central heating. The accommodation offers 3 bedrooms, entrance porch, walk in shower room/WC, sitting room and a spacious kitchen/dining room. This property is ideal for first time buyers or for those about to sit back and enjoy life.



Accommodation c. 92 m² / 992 ft²

Entrance Porch 2.5 m x 1.7 m

Bright entrance porch with tiled floor.

Entrance Hall

Recently decorated and carpeted floor.

Sitting Room 4.2 m x 3.5 m

Spacious sitting with large window facing south. Carpeted and ceiling coving, open fireplace. Nicely decorated including attractive wall papering and curtains.

Lounge / Bedroom Three 3.6 m x 3.2 m

Spacious double bedroom with large window facing south. Carpeted and ceiling coving

Bedroom One 3.3 m x 2.7 m & 3.3m x 3.1

Spacious double interlinked bedroom which is carpeted and offers many possibilities for its potential use.

Kitchen/Dining Room

Spacious kitchen dining room with an attractive traditional style fitted kitchen.

Shower Room 2 m x 2 m

Fully tiled walk-in shower room and WC. Adapted for mobility issues.

Bedroom Two 3 m x 2.4 m

Single bedroom which is carpeted.

**Services**

All mains' services are connected to the property and include mains water, drainage. Heating is via oil fired central heating. UPVC double glazed windows and doors.

Outside

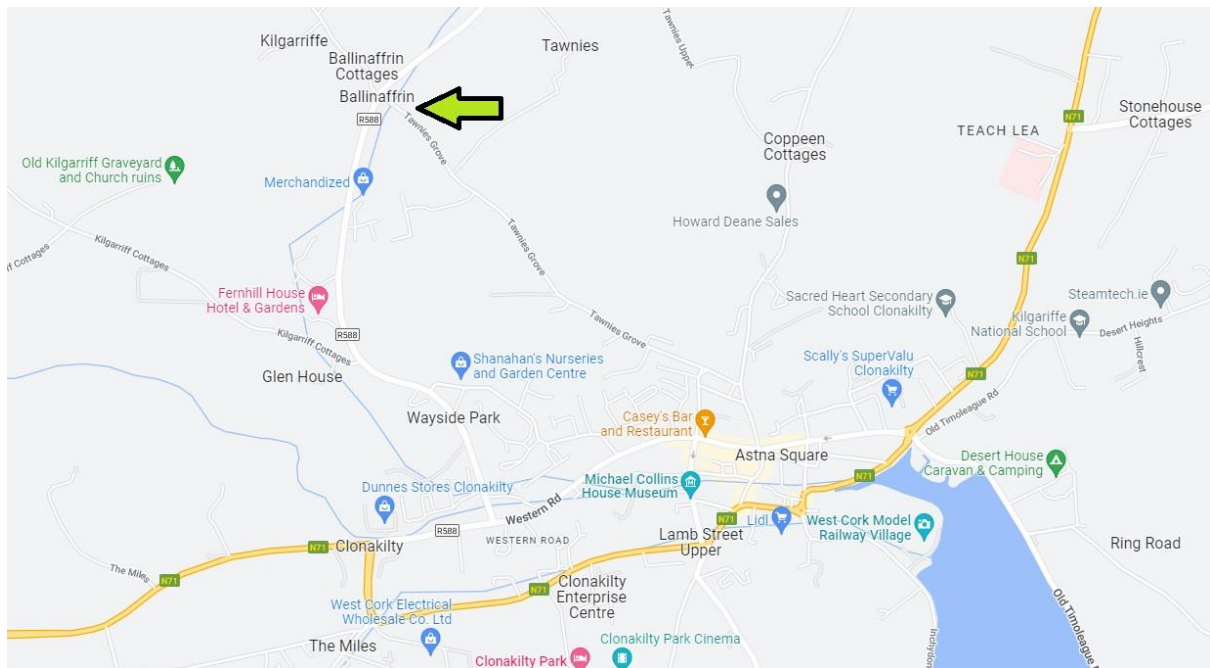
To the front, there is space in the driveway for parking and a small front garden. There is side access around to the rear garden and garage. The garden is spacious and ideal for children; it also fits a small vegetable patch and some miniature fruit trees.



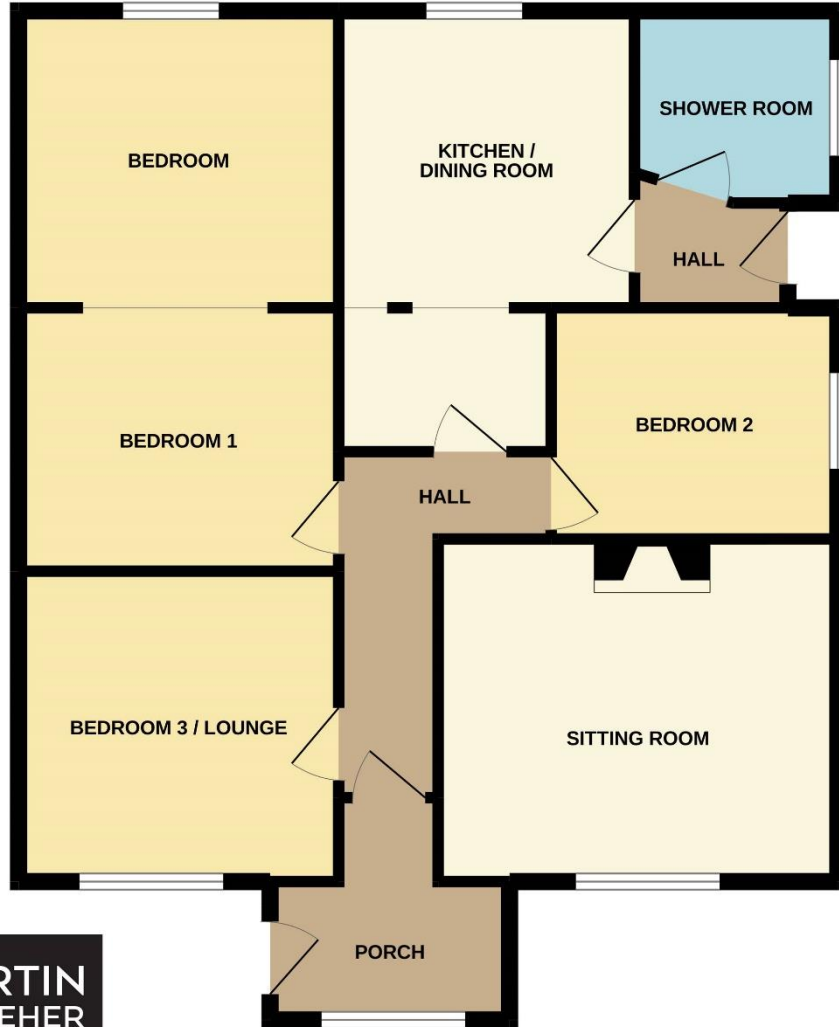
Directions

Type Eircode P85 AP83 into smart phone for exact driving directions.

Location Map



GROUND FLOOR



3 BEDROOM SEMI DETACHED BUNGALOW

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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