

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – Knockea, Lyre, Clonakilty, Co. Cork P85 F504

### Main Points:

- Upgraded cottage with exceptional potential to further enhance
  - 2 bedroom elevated house on a lush leafy c. 1.1 acre plot
  - Recent heating system upgrade and external insulation
    - Gated entrance and outbuildings –
- 5 miles Clonakilty, 1 mile Knockskeagh N.S. Montesstori & Ballycummer Creamery

**Offers over € 175,000**

**BER E1**

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 68453



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Idyllic cottage which will spark the interest of those who have the vision and energy to enhance this property into a dream home. This elevated 2-bedroom property with south facing gardens and large paddock get sunshine most of the day. It has already been upgraded including new heating and external insulation. The accommodation extends to c. 628 Sqft and includes entrance porch, kitchen/living room, sitting room with 2 bedrooms rooms and bathroom upstairs. There is also a choice of outbuildings. Clonakilty is 5 miles away, Knockskeagh National School & Montesstori is just 1 mile as is Ballycummer Creamery with its shop and Agri/DIY supplies.

Would suit first time buyers looking for a lovely country home or those interested in small scale hobby farming may also relish this opportunity.



**Accommodation c. 58 m<sup>2</sup>/ 624 ft<sup>2</sup>**

**Entrance Porch 1.8 m x 1.8 m**

Bright room with windows on 3 sides.

**Kitchen/Living Room 4.2 m x 3.6 m**

Spacious kitchen/Living room with open fire and vinyl floor tiles.

**Sitting Room 2.5 m x 3.6 m**

Sitting room with east facing aspect and vinyl flooring.

**Stairs to first floor landing**





**Bedroom One 2.5 m x 3.6 m**

South facing bedroom with vinyl flooring.

**Bathroom 1.6 m x 1.6 m**

Bath, WC, wash hand basin.

**Bedroom Two 2.6 m x 2.6 m**

North facing bedroom with vinyl flooring.

**Outdoor Store 1.8 m x 5 m and shed buildings suitable for storage and potential to upgrade.**



**Services**

Well water, electricity and telephone connected. Heating via oil fired central heating and there is an open fire in the sitting room. Private septic tank.

**Outside**

Gated vehicular and pedestrian entrances with large parking areas to the front and back of the property. There is also an enclosed south facing garden area with a large paddock to the west.



GROUND FLOOR



1ST FLOOR



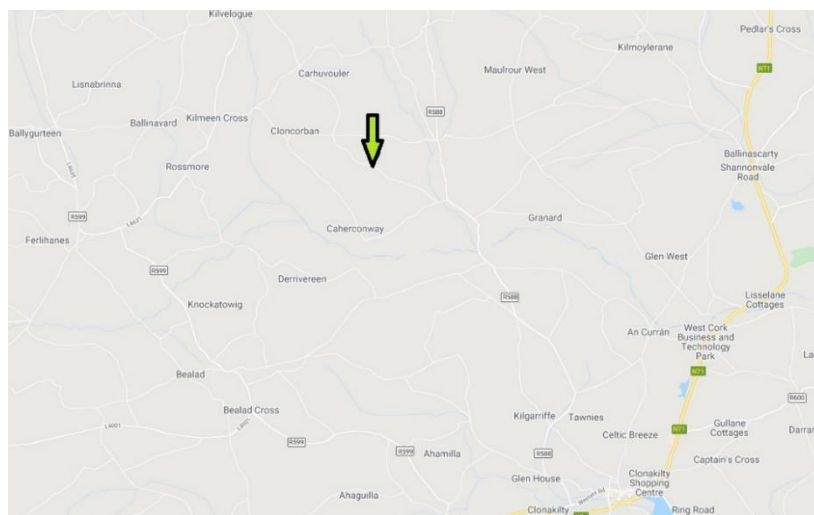
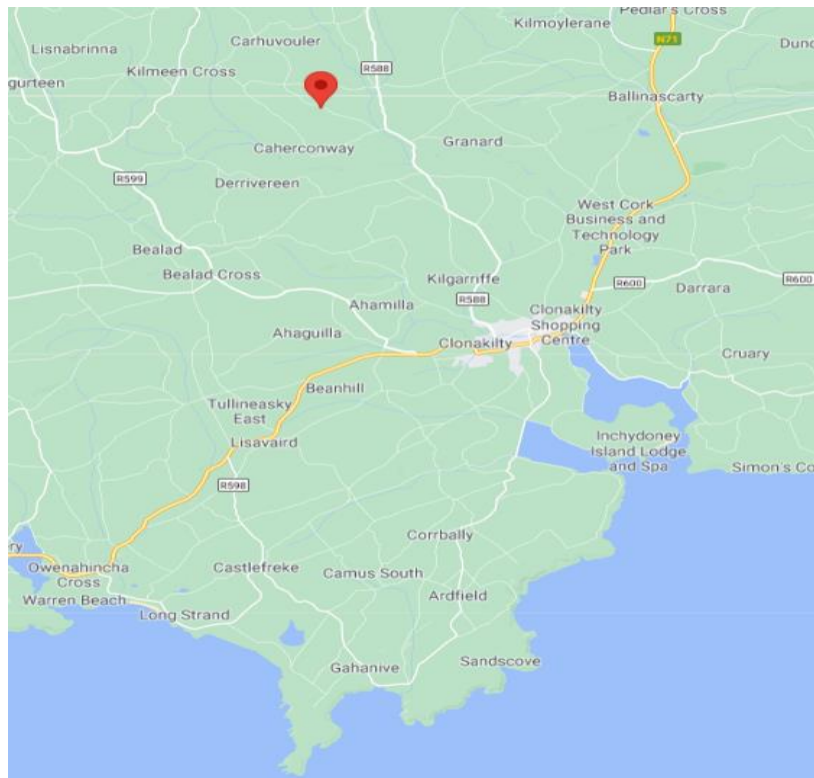
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

Type Eircode P85 F504 into smart phone for exact driving directions.

## Location Map



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