



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 10 Casement Street, Clonakilty Co. Cork P85 EH05

Main Points: Centrally located in Clonakilty town centre

- Very quiet inside due to the triple glazing & high degree of insulation - Extensively refurbished and extended 4 years ago - c. 970 ft²
- Beautifully presented accommodation incl. 3 bedr. & spacious, luminous, contemporary living spaces - 25-metre-long, south facing garden
- Comfortable, with solar panels, highly insulated hot water tank, digitally controlled electric heaters & multi fuel stove

PSR No. 001102

Guide Price € 240,000

BER D2

A: Faxbridge Roundabout, Clonakilty, West Cork

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Close to everything but far from ordinary, the quietness on offer in this wonderful townhouse would surprise you. Even though the vibrant Clonakilty town centre is right on its doorstep. Inside the house, the property suffers little of the associated town noise.

This is mainly due to the triple glazing and high degree of insulation on offer.

Extensively refurbished and extended 4 years ago, the character filled, and beautifully presented accommodation includes 3 bedrooms and spacious, luminous contemporary living spaces and extends to c. 970 ft² or 90 m². The property is complemented by a large 25-metre-long, south facing garden, ideal for sitting out and taking in the sunshine.

This super comfortable property has solar panels, a large, highly insulated hot water tank, modern digitally controlled electric heaters and a multi fuel stove in the sitting room. Impressive kitchen with ample dining area. Clean, minimal lines unify these contemporary ground floor rooms into an inclusive family home. The kitchen is like new with integrated appliances and all carpets and wardrobes are included in the sale.



Accommodation c. 90 m²/ 968 ft²

Entrance Hall

Secure Ultra Tech front door to a beautifully tiled floor. Glazed door to sitting room.

Sitting Room 3.1 m x 4.1m

Bright spacious sitting room with window to front yard and street.

Multi fuel stove fitted. Timber floor, recessed ceiling spotlights and roller blind included.

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Kitchen/Dining Room 3.1 m / 4.4 m x 6.2 m

Impressive kitchen with ample dining area. The magnificent glass door separates the interior from the south facing terrace and garden, sucking in sun light to the kitchen/dining area. Plenty of storage space in the fitted kitchen which comes with a moveable island unit. All appliances included such as the fitted Zanussi oven, hob, extractor, Bosch dishwasher and washing machines, fridge freezer. Fully tiled floor and recessed ceiling lighting.

Guest Toilet

WC and wash hand basin.

Carpeted stairs to first floor landing and airing closet/hot press.

Bedroom One 4.4 m x 2.6 m / 3.1 m

Bright Double bedroom with two north facing windows to the front of the house. Generous fitted wardrobe units and carpeted floor.



Bedroom Two 2 m x 3.3 m

Double bedroom with fitted wardrobe and carpet.

Bathroom 2 m x 1.5 m

Large bathtub and electric shower. WC and wash hand basin, wall heater.

Bedroom Three 4.4 m x 2.8 m / 3.1 m

Bright Double bedroom with large south facing window. Generous fitted wardrobe units and carpeted floor.

Services

All main services are connected including water, sewer, electricity, telephone and a sky dish. Heating is by means of modern electric heaters which are timed and thermostatically controlled. Windows are double glazed with triple glazing to the front. Hot water is via roof mounted solar panels.



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Outside

There is a patio to the rear and steps up to a 25-metre-long south facing garden.



Directions

Type Eircode P85 EH05 into smart phone for exact driving directions.



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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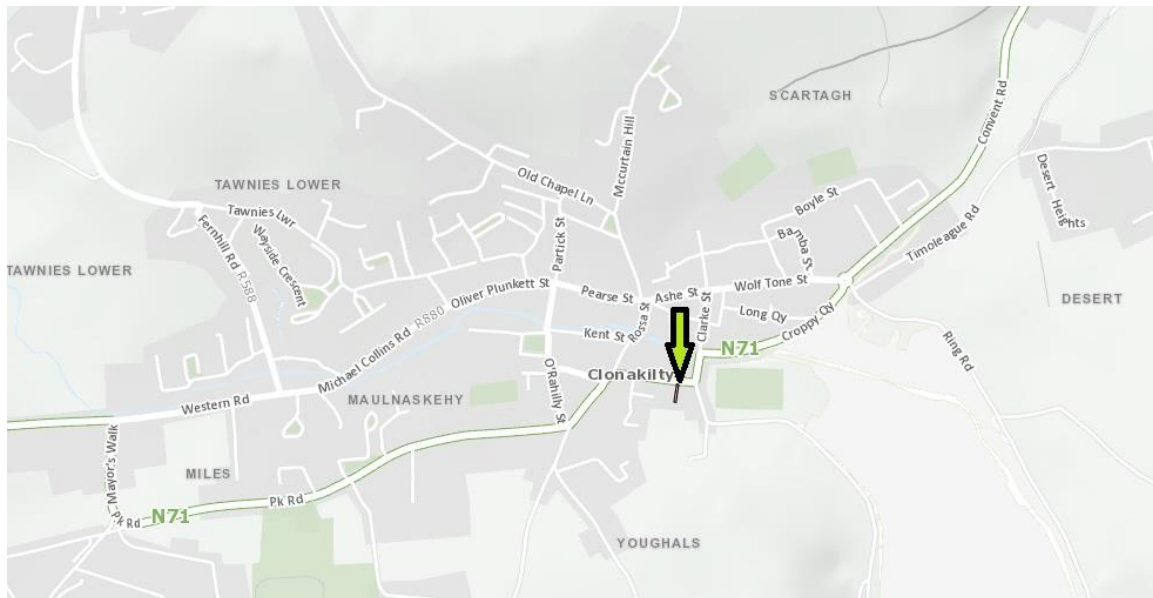


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Location Map



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