

For Sale

Asking Price: €245,000

**Sherry
FitzGerald**
O'Neill



4 Sandlighter Court, College Road,
Clonakilty, Co Cork, P85 E726

BER D1

sherryfitz.ie



Convenient, town centre, 3 bedroom terraced house with the facilities and amenities of Clonakilty town on its doorstep.

The house comprises 941 sq. ft. / 87.4 sq. m. approx. of living space with features including concrete floors, an open fireplace in the living room, double glazed windows throughout and feature bay windows in two front bedrooms.

The accommodation includes an open plan living, dining and kitchen area, back hallway and bathroom on the ground floor. The first floor has 3 bedrooms and a family bathroom.

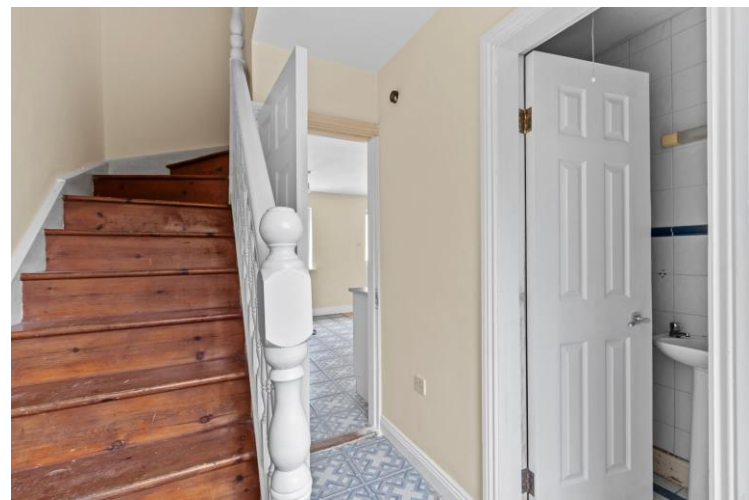
There is parking available to the rear.

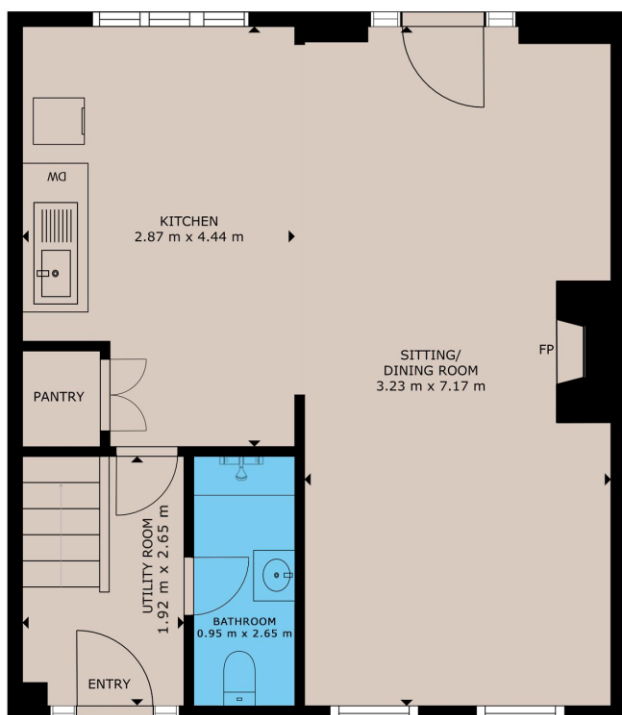
The recently upgraded Chateaulin Orchard is across the road from the property with its cobble-lock walkways, seating and apple trees offering a wonderful place to sit out. This public park is the last remnant of the orchards which occupied much of this area in the nineteenth century.

The location and convenience of the property just off Clonakilty's main thoroughfare is superb. Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres south west of Cork City and Airport.

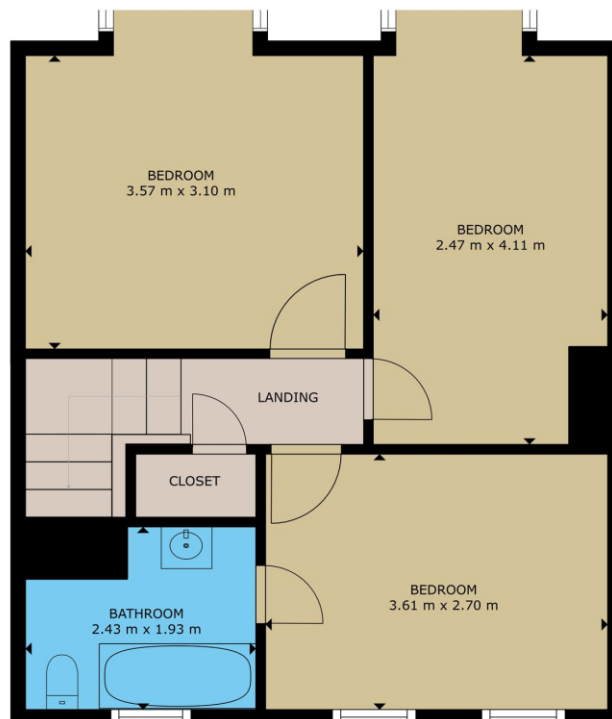
Sandlighter Court takes its name from the small boats, known as sandlighters, which carried vast quantities of highly sought after sea sand, high in lime content, to Clonakilty's quays to be sold to farmers to spread on the land in the eighteenth and nineteenth centuries.







GROUND FLOOR



FIRST FLOOR

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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VIEWING
 Strictly by appointment

BER
 Rating: D1
 BER No.: 103261939
 EPI: 237.95 kWh/m²/yr

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