



**Martin Kelleher**  
PROPERTY

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## For Sale – 2Wayside Park, Clonakilty, Co. Cork

Light Filled c. 1000 SqFt property with 3 bedrooms & 3 bathrooms  
Complimented by an enclosed, easy to maintain garden  
Great room layout & fully floored attic  
Within 8 min. walk of Clonakilty Town Centre

PSR No. 001102

**Guide Price € 255,000**

**BER C3**

A: Faxbridge Roundabout, Clonakilty, West Cork  
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With more to offer than meets the eye, this is a super 3 bedroom modern build property with a practical room layout. Conveniently located on the edge of Clonakilty town centre, within an easy, flat walk to all local amenities, 2 Wayside Park is also within metres of Gaelscoil Mhichil Ui Choileain.

This light filled c. 1000 sqft property is complemented by an enclosed easy to maintain south/west facing garden that has a side access. Fitted with a 7 day fully programmable, oil fired, zoned heating system these properties are well known for being easy to heat and run. The property also comes with an easy to access fully floored attic with roof lights. Wayside Park is a very popular, safe estate located 8 min. walk of Clonakilty town centre.



**Accommodation c. 1000 ft<sup>2</sup>**

**Entrance Hall 1.95 m x 4.2 m**

Attractive entrance hall with under stairs guest toilet.

**Guest Toilet 1.5 m x 1.6 m**

WC, wash hand basin, tiled floor.

**Sitting Room 3.4 m x 4.2 m**

Glazed door into the light filled, comfortable sitting room with fantastic bay window, oak floor, cast iron fire place with wooden surround and granite hearth.

**Kitchen/Dining Room 5.5m x 4.15 m**

Superb west facing spacious room with large glazed areas, sliding glazed doors out to rear patio and garden. Attractive fitted kitchen with integrated oven, hob and extractor.



**Carpeted stairs to first floor landing with oak floor and airing closet, folding attic stairs allowing access to the fully floored attic above.**

**Bathroom 1.75 m x 2.3 m**

Tiled with bath, WC, wash hand basin.

**Bedroom One 3.6 m x 3 m**

Ensuite double bedroom with oak floor, and a large west facing window.

**Ensuite**

Tiled with electric shower, WC, wash hand basin and shaving light.

**Bedroom Two 2.8 m x 3.6 m**

Double bedroom with oak floor and view east onto the green.

**Bedroom Three 2.6 m x 3.1 m**

Single bedroom with oak floor and fitted storage closet.



### Attic

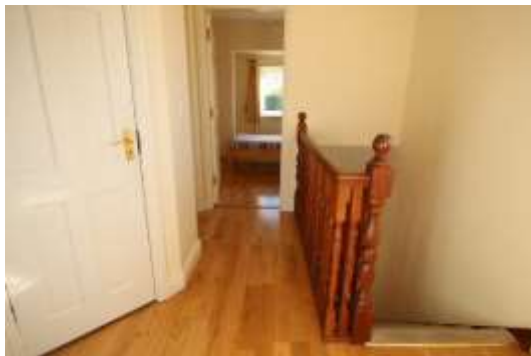
There is an easy fold out stairs access to attic, which is fully floored and has Velux roof lights.

### Services

The property is connected to all main services including water, electricity and main sewerage. Heating is by means of oil fired central heating which is fully zoned internally with independent 7 day programmer for upstairs, ground floor and hot water.

### Outside

The property has an attractive low stone wall and pillared entrance. There is a small front lawn and side access around the house. To the rear of the house there is a west facing patio with easy to maintain lawn.



### Directions

Type Eircode P85 RY60 into smart phone for exact driving directions.

From Clonakilty town pass the church and take the first turn right at (McCarthy's veterinary). Follow this road and take the second road to the left which is into Wayside Drive. After entering Wayside Drive turn right then keep left and proceed up on to the end where the property is on your left hand side.

### Location Map

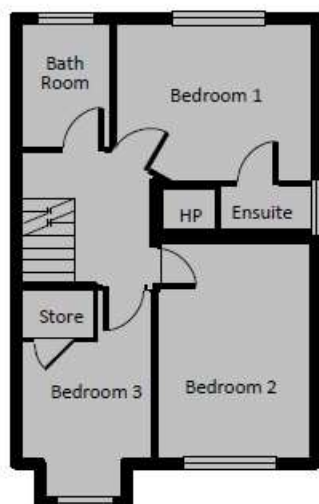




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**First Floor**

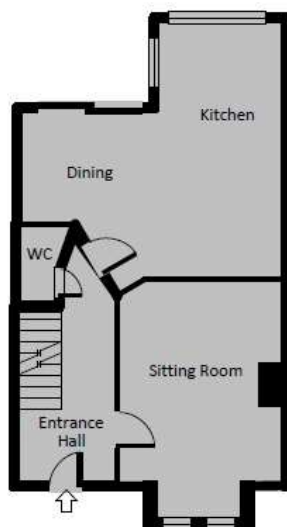


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For identification only - Not to scale



**Groundfloor**



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For identification only - Not to scale



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