



**Martin Kelleher**  
PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**



## **For Sale – The Miles, Clonakilty Co. Cork P85 KV27**

- Main Points:**
- With a quiet, country feel to it this property is surprisingly located within walking distance from Clonakilty town centre
  - Complimented with a range of storage outbuildings
  - Extends to c. 1540 ft<sup>2</sup> incl. 4 bedrooms, 2 reception rooms, kitchen, bathroom and plenty of storage
  - In very good order, having been well loved & looked after over the years
  - Option to purchase adjacent large garden plot of c. 0.5 acres

PSR No. 001102

**Guide Price € 225,000**



A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)





**Martin Kelleher**  
PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**

With a quiet, country feel to it this property is surprisingly located within walking distance from Clonakilty town centre.

Having been enlarged over the years the house extends to c. 1540 ft<sup>2</sup> and includes 4 bedrooms, 2 reception rooms, kitchen, bathroom and plenty of storage. The house is complimented with a range of storage outbuildings. Overall the property is in very good order, having been well loved and looked after over the years. This property is well worth a view to anyone looking for the convenience of Clonakilty town within walking distance.

**OPTIONAL EXTRA LAND** - Adjacent to the house is a large garden plot of c. 0.5 acres, which is available for sale independently, subject to planning permission, or can be bought all together, at the higher price of € 300,000.



**Accommodation c. 141 m<sup>2</sup>/ 1540 ft<sup>2</sup>**

**Entrance Porch 3.5 m x 3.4 m**

Bright and spacious with windows north and east. Carpeted.

**Inner Hall 5.2 m x 0.9 m**

**Kitchen 2.35 m x 3.1 m / 4 m**

Fully fitted hardwood kitchen with plenty of floor and eye level units. Window south onto yard.

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)





**Martin Kelleher**  
PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**

**Living/Dining Room 3.7 m x 4.1 m**

Beautiful room with large west facing window bringing in light. Solid timber floor. Modern multi fuel stove with back boiler. Fitted shelving.

**Bathroom 2.7 m x 3.1 m**

Large bathroom with fitted storage. Bath, WC and wash hand basin. With fitted wardrobe.

**Sitting Room 3.4 m x 3.5 m**

Cosy sitting room with windows north and south. Open fire and marble fireplace surround. Carpeted and fitted storage/display units.

**Study/Office 2.5 m x 3.5 m**

Carpeted and open fireplace. Fitted bookcase.



**Front Hall**

Carpeted and fitted storage under stairs. Carpeted stairs to first floor landing.

**Bedroom One 2.6 m x 3.6 m**

Single bedroom. Carpeted and fitted wardrobe.

**Bedroom Two 2.3 m x 3.6 m**

Double or large single bedroom.

**Lavatory 1 m x 1.1 m**

With tiled floor, WC and wash hand basin.

**Bedroom Three 3.75 m x 3 m**

Double bedroom, carpeted. Nice view onto rear garden.

**Bedroom Four 2.4 m x 3 m**

Double bedroom, carpeted. Nice view onto rear garden.

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi



MyHome.ie



**Martin Kelleher**  
PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**

### Bedroom Five 2.7 m x 4.2 m

Double bedroom with dual aspect east and south. Carpeted and nice view onto rear garden.



### Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating is by means of oil-fired central heating and multi fuel stove. All windows & doors are uPVC double glazed throughout.

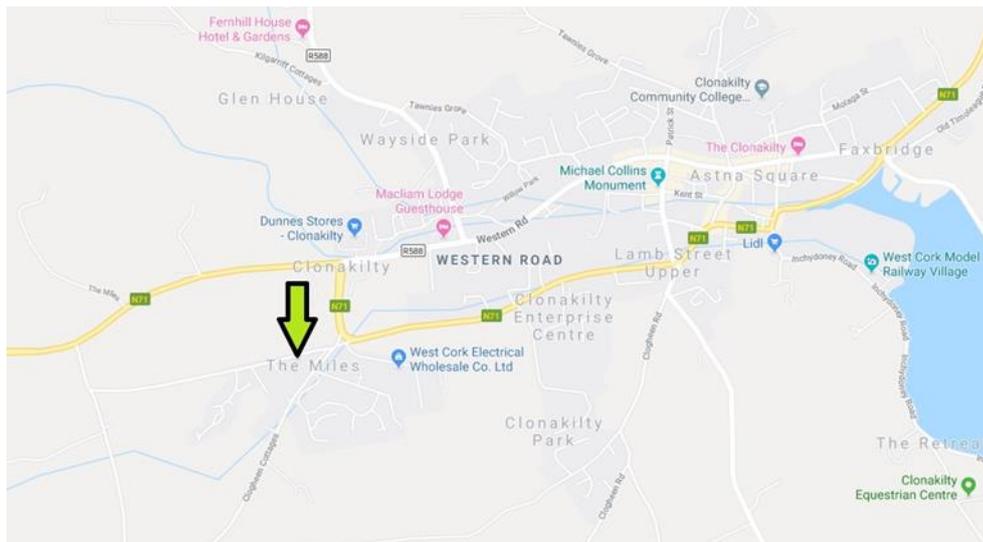
### Outside

Off street car parking area and large rear yard. Storage outbuildings to rear.

### Directions

Type Eircode P85 KV27 into smart phone for exact driving directions.

### Location Map



A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi



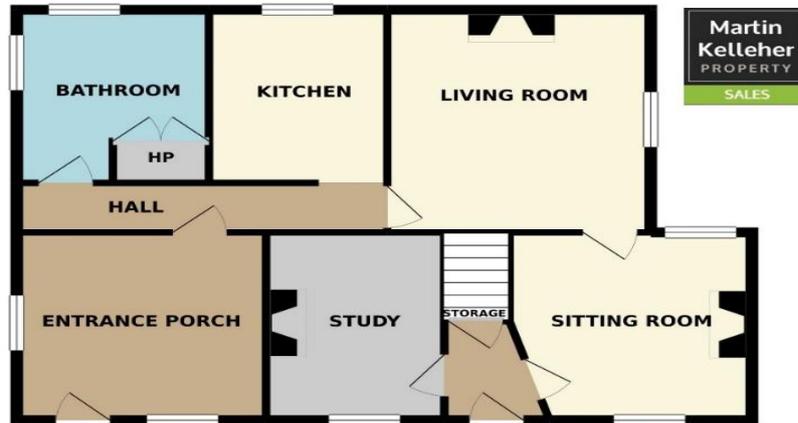
MyHome.ie



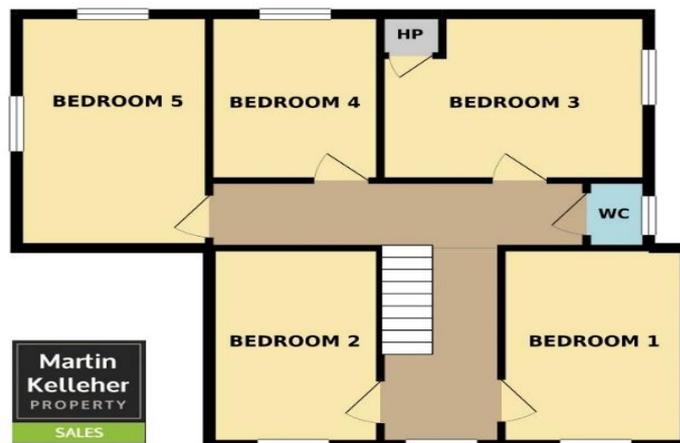
**Martin Kelleher**  
PROPERTY

**Property Sales, Lettings  
Property Management  
Valuations & BER's**

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.  
Made with Metrapix ©2019



**Important Notice/Disclaimer**

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)



ipavi

