



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – 13 Sea Breeze Heights, Clonakilty P85 KN72

**Main Points** - Quality property situated just 200 metres from the main street of Clonakilty - Quiet and exclusive estate - Privately situated on a safe, no through road - Elevated setting - Light filled interior - 1200 ft<sup>2</sup> includes 3 double bedrooms/2 bathrooms/2 receptions & storage space - Generous plot size of almost 0.25 acres - Large wraparound sun deck with further storage underneath – Superb panorama south over Clonakilty town

**Offer over € 280,000**

**BER D2**

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Close to everything, but far from ordinary, this quality property is situated just 200 metres from the main street of Clonakilty in the very quiet and exclusive Sea Breeze Heights estate.

Privately situated on a safe, no through road, Sea Breeze Heights is close to all town amenities yet enjoys a very low key almost countryside feel to it.

The elevated setting enhances the light filled interior of the 1200 ft<sup>2</sup> house which has a practical layout of 3 double bedrooms/2 bathrooms/2 receptions and storage space. With a generous plot size of almost 0.25 acres the property is complemented by a large wraparound sun deck with further storage underneath. One of the highlights of this property is the south facing vista over the town centre with clear views of 2 Church spires as well as the old Deasys Brewery chimney stacks.



**Accommodation c. 118 m<sup>2</sup> / 1270 ft<sup>2</sup>**

**Entrance Hall 2.2 m x 2.76 m**

Wide & welcoming entrance with large store room & guest toilet off.

**Sitting Room 3.7 m x 4.8 m**

Large & comfortable sitting room which opens up into the lounge if required. The feature stone fireplace with open fire & carpeted floor add to the comfort. Fitted storage cupboard.

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**Lounge 3.7 m x 3.36 m**

Bright room with superb panorama looking onto the town & church spire. This room is carpeted & opens up into the kitchen.



**Kitchen 3.5 m x 3.35 m**

Superb south facing panorama onto the town & church spire. This bright room has fitted floor & eye level kitchen units incorporating a gas hob. Excellent pantry storage space off. Access to the utility room.

**Utility Room 1.4 m x 1.6 m**

With glazed door onto patio & fitted unit. Plumbed for WC & washing machine.

**Guest Toilet 1.1 m x 1.8 m**

With wash hand basin & WC.

**Carpeted stairs to spacious first floor landing**

Airing cupboard & access to the large attic hatch.

**Bedroom One 3.2 m x 4.2 m**

Large, ensuite, double bedroom with wooden floor.

**Ensuite 2.1 m x 1.6 m**

Large ensuite with WC, wash hand basin & shower.

**Bedroom Two 3.45 m / 2.5 m x 4 m**

Large double bedroom, carpeted with nice view over the garden.

**Bedroom Three 3.7 m x 2.3 m / 3.6 m**

Double bedroom with lovely west facing view, carpeted.

**Bathroom 2.4 m / 1.75 m x 3.4 m**

Bath, WC & wash hand basin.

**Services**

The property is connected to all main services. The property has electric storage heating. Windows & doors are uPVC double glazed throughout.



### Outside

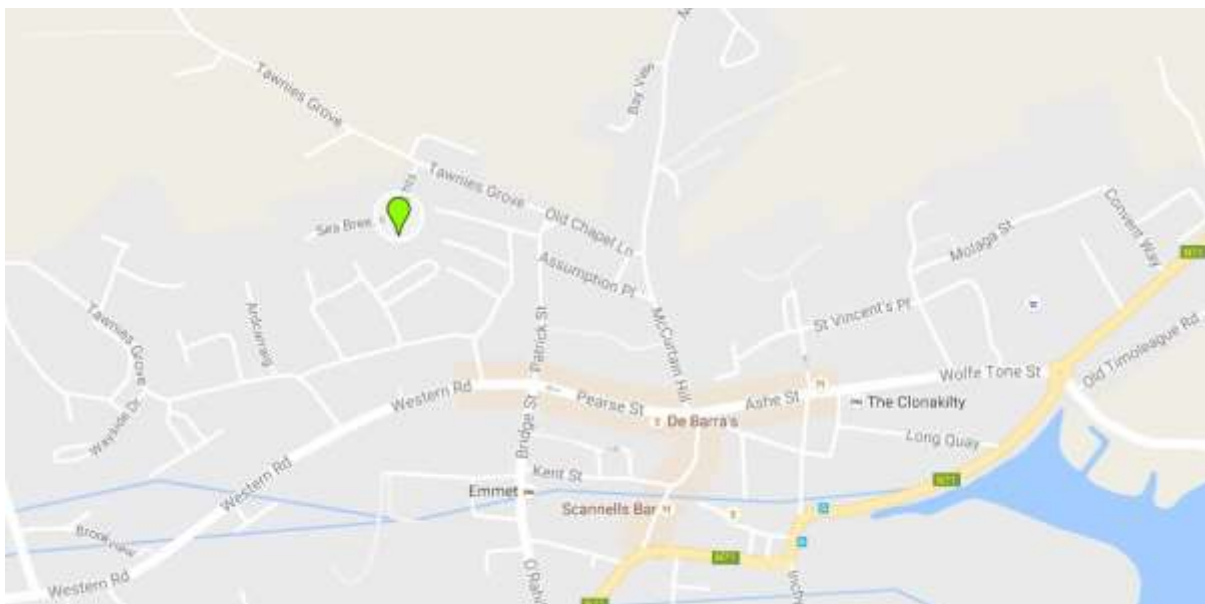
The property is well set back off the estate road. A tarmac drive leads down to a parking area outside the front door. There is a large sloping garden and a fabulous large wraparound sundeck. Underneath this there is a further storage space.



### Directions

Coming up through Clonakilty town turn right at the bank corner/Mick Finns bar onto Patrick Street. Proceed up the hill until the T junction and turn left. Proceed up this road and the entrance to Sea Breeze is just 80 metres up here on the right side.

### Location Map





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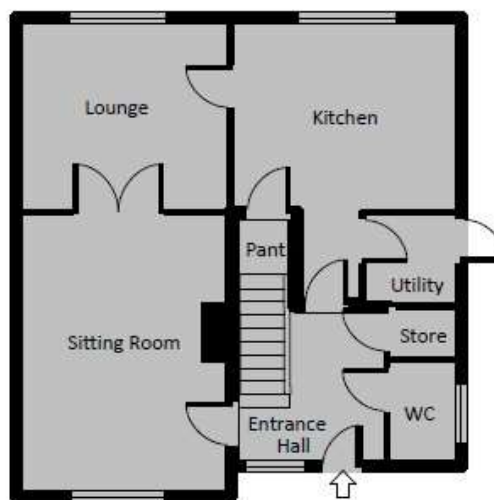
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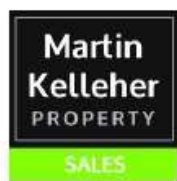
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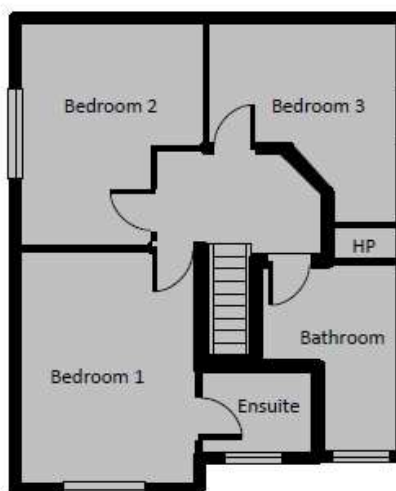
#### Ground Floor



#### First Floor



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#### Important Notice

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. 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.

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