



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
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## For Sale – 40 Molaga Street, Clonakilty, Co. Cork

**Main Points** - Attractive townhouse in an elevated setting, yet only 3 minutes' walk to the middle of Clonakilty town centre – c. 990 ft<sup>2</sup> -  
Enclosed south facing patio - Presented in walk in condition –  
Accommodation: Entrance hall, open plan kitchen/dining/living,  
Guest toilet/shower room, 3 bedrooms & bathroom –  
Very close to schools, Supervalu and playing pitches -

PSR No. 001102

**Guide Price € 160,000**

**BER E1**

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MyHome.ie

Priced to sell, this attractive townhouse is located only 3 minutes' walk to the middle of Clonakilty town centre. It is even a shorter walk to 2 secondary schools, floodlit all weather playing pitches and the growing Supervalu retail complex. Extending to c.1000 ft<sup>2</sup> this 3 bedroom property is complimented by an elevated south facing patio. Perfectly presented in walk in condition this townhouse would make for an ideal holiday home, investment property (rental income € 800 pcm estimate) or trading down property. Accommodation briefly; Entrance hall, open plan kitchen/dining/living, guest toilet and shower room on ground floor. The first floor includes 3 bedrooms and a bathroom.



**Accommodation c. 92 m<sup>2</sup>/ 990 ft<sup>2</sup>**

**Entrance Hall 2.27 m x 2.54 m**

Bright and spacious entrance hall with handy storage closet. Tiled floor, coat hook & storage heater.

**Lounge Area 3.41 m x 4.71 m**

Great light streaming through the large, glazed, south facing patio doors onto the raised patio. Carpeted and open fireplace with stone surround. Fitted TV press. Storage heater.

**Kitchen/Dining Room 6.21 m x 3.22 m**

Great light from the double glazed doors which open out onto the car park to the rear. Fitted kitchen includes plenty of storage units, fridge freezer, washing/drying machine, cooker and extractor. Tiled floor, storage heater, fitted press.

**Guest Toilet & Shower Room 2.27 m x 2 m**

Tiled floor, WC, wash hand basin, shower with modern shower enclosure and shower fitting, wall heater.

**Carpeted stairs to first floor landing and airing closet.**

With airing closet and access to attic.



**Bedroom One 2.48 m x 3.23 m**

Double bedroom with north facing window onto rear car park. Carpeted, fitted wardrobe, heater and wooden venetian blinds.

**Bedroom Two 3.73 m x 4.33 m**

Double bedroom with north facing window onto rear car park. Carpeted, fitted wardrobe, heater and wooden venetian blinds.

**Bedroom Three 3.73 m x 3.6 m**

Double bedroom with south facing window. Carpeted, fitted wardrobe, heater, wooden venetian blinds, wash hand basin and vanity unit.

**Bathroom 2.26 m x 1.7 m**

With great light from south facing window, WC, wash hand basin and bath.



**Services**

The property is connected to all main services including water, sewage, electricity and telephone services. Windows and doors are uPVC single glazed. Heating is by means of electric storage heating.

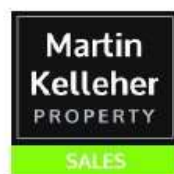
### Outside

The property has access to unallocated off street car parking to the front. There is also car parking to the rear of the house. There is an elevated south facing patio to the front of the house.

### Directions

Type Eircode P85 PX45 into smart phone for exact driving directions.

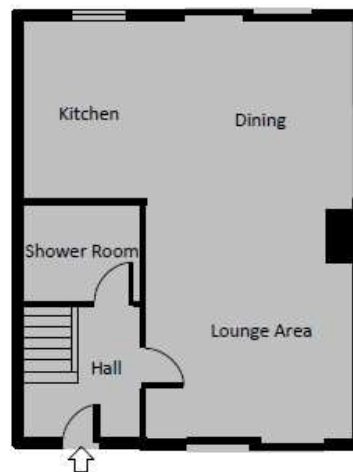
From the Cork side of Clonakilty take the town exit off Supervalu roundabout. Take the 2<sup>nd</sup> road to the right approx. (IP Net is on the corner). Then take the next right turn and the property is on the left side.



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For identification only - Not to scale



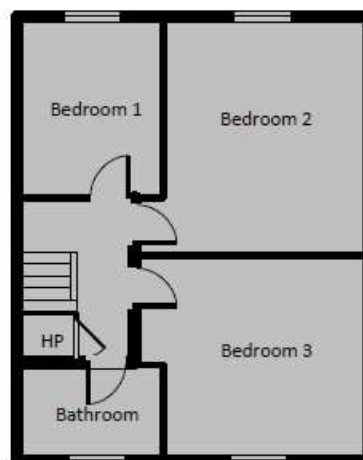
### Ground Floor



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### First Floor







### Location Map



### Important Notice/Disclaimer

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