



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 47 McCurtain Hill, Clonakilty, Co. Cork

- Main Points:** - Fully finished, ready to move into townhouse within metres of the main street - Comfortable residence with double glazing, oil fired central heating, stove with proper heavy grade flue
- c. 820 ft² accomm. incl. 3 double bedrooms, sitting room & separate kitchen
 - 16 ft. x 7 ft. paved, rear yard
 - Ideal starter home, holiday home or ready to go investment -

PSR No. 001102

Guide Price € 145,000



ipavi



A: Faxbridge Roundabout, Clonakilty, West Cork

P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie

www.martinkelleher.ie



Martin Kelleher
PROPERTY

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

"Just bring your toothbrush"

Rare opportunity to acquire a fully finished ready to move into townhouse located in Clonakilty town centre. This is a comfortable residence that has been upgraded over the years to include double glazing, oil fired central heating and stove with proper heavy grade flue. There are 3 double bedrooms on the upper levels and even if the living accommodation is 'cozy' downstairs there is still a sitting room and separate kitchen. A 16 ft. x 7 ft. paved, rear yard compliments the property. This property is ideal as a starter home, holiday home or ready to go investment in this strong retail market. McCurtain Hill is a wonderful residential location, very quiet and settled yet within metres of the main street. Clonakilty is a multi-award winning town located on the coast within a few miles of several blue flag beaches and within commuting distance of Cork City.



Accommodation c. 76 m² / 816 ft²

Sitting Room 2.54 m x 3.9 m

Door opens into cosy sitting room with feature fireplace, solid fuel stove with new heavy grade flue liner. Timber floor and large window facing west. In built storage space and ceiling coving. Glazed door to Inner hall.

Inner Hall 2.2 m x 2.3 m

With stairs to first floor and under stairs storage space, open directly on to the kitchen.

A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie



Kitchen 2.2 m x 3.7 m

Functional kitchen which opens onto the rear patio yard.
Fitted kitchen which also includes oven, fridge, hob, extractor and sink.

Carpeted stairs to first floor

Bathroom 2.14 m x 3.66 m

Large Fully tiled bathroom with full corner bath, separate electric shower, WC, wash hand basin, heated towel rail. The bathroom also incorporates the airing closet/hot press.

Bedroom One 2.55 m x 3.9 m

Double bedroom with a high ceiling and large window facing east. Carpeted.



Bedroom Two 3.4 m/2.83 m x 4.5 m/3.9 m

Double bedroom with a high ceiling and large window facing east. Carpeted.

Carpeted stairs to second floor

Bedroom Three 2.6 m x 4 m

Large double bedroom with large window facing west. Carpeted floor and fitted wardrobe.



Services

The property is connected to all the main services incl. water, sewerage & electricity services. Heating is by means of oil fired central heating. Windows are uPVC double glazed throughout.

Outside

There is a yard to the rear 5 m x 2.2 m. Ideal to sit outside in privacy. It is paved with patio slabs and out here is the boiler and oil tank.

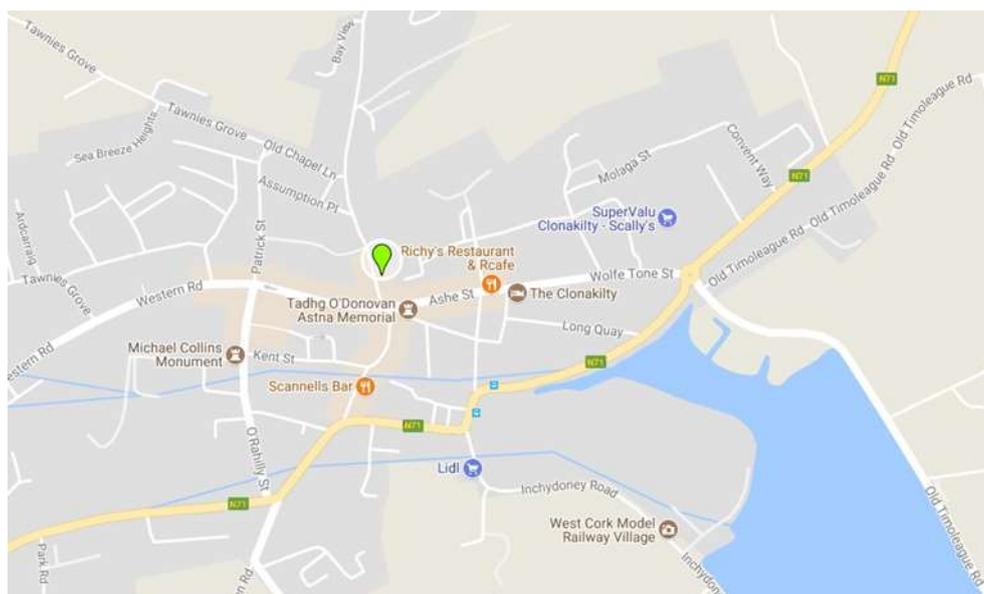


Directions

Type Eircode P85 VY92 into smart phone for exact driving directions.

Driving up through Clonakilty, turn right at Harrington's Chemist and the property is c. 100 metres on the right hand side.

Location Map

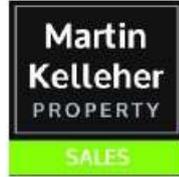




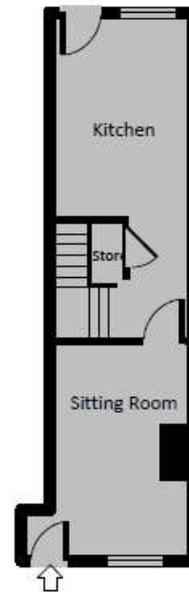
Martin Kelleher
PROPERTY

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

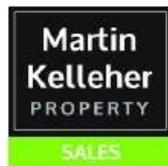
Ground Floor



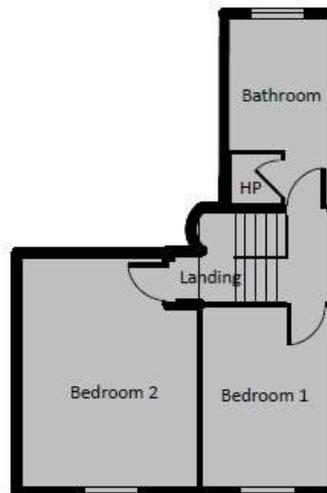
Martin Kelleher Property Services
For identification only - Not to scale



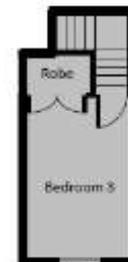
First Floor



Martin Kelleher Property Services
For identification only - Not to scale



Second Floor



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



ipavi

daft.ie

MyHome.ie