

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 7 Clogheen Cottages, Clonakilty, Co. Cork P85 F803

Main Points Wonderful edge of town location & set back from the road

- Extended 3-bedroom bungalow c. 1435 SqFt
- Outstanding private rear garden on c. 0.3 acres
- Tastefully extended with separate studio apartment to the rear

Offers over € 380,000

BER C3

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Occupying a wonderful edge of town location this deceptively spacious 3-bedroom bungalow residence extends to c. 1435 SqFt with separate detached guest house. Even though it is super convenient to the multi award winning Clonakilty town this property is well set back from the road and enjoys a countryside like situation. The best feature is the outstanding private courtyard and rear garden on c. 0.3 acres with surrounding high trees and tumbling greenery. Easy to see that this property was constructed in a time when space was less restricted. The house retains some old-world features and has been cleverly extended to the rear and offers 3 bedrooms, bathroom, sitting room, large kitchen/dining room and conservatory. There is a lovely, detached guesthouse to the rear which offers great possibilities. This property is ideal for families or for those about to sit back and enjoy life in a bungalow dwelling, within walking distance of town.

Located at the edge of the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles.

The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one.” Excerpt from Irish Times 18th September 2021



Accommodation c. 133 m² / 1435 SqFt

Entrance Hall

Spacious, bright and beautifully tiled entrance hall. Fitted storage & recessed ceiling spotlighting.

Sitting Room 4.5 m x 4.35 m

Comfortable sitting room with wooden floor and plenty of light from the full-length windows. Solid fuel stove and recessed ceiling spotlighting. The room intercommunicates with the kitchen.

Kitchen/Dining Area

This is a fabulous room benefiting from excellent light, compliments of the many windows. There is a modern fully fitted kitchen with floor & eye level units, integrated double oven, gas hob & extractor, fridge freezer, dishwasher. There are double doors opening out onto the rear courtyard.



Utility Room 2.3 m x 2.8 m

Spacious utility room plumbed for washing machine, dryer and sink. Tiled floor. Plenty of storage in the fitted units.

Bedroom Three 3.1 m x 4.3 m

Bright double bedroom with wooden floors & antique feature fireplace.

Guest Toilet/Shower Room 2.5 m x 2.6 m

Modern and beautifully presented guest toilet/shower room with bath, walk in shower, WC and wash hand basin/fitted vanity unit. Roof window brings in great light.



Bedroom Two 4 m x 3 m

Bright double bedroom with attractive timber floor & large bay window.

Master Bedroom Ensuite 4.2 m x 6 m

Large dual aspect double bedroom with ensuite and double doors facing southwest onto the rear garden. Timber floor and high ceilings.

Ensuite 3 m x 1.5 m

Spacious shower room with shower, WC and wash hand basin.

Studio Apartment 6.1 m x 4.1 m

Spacious light-filled studio apartment with living area, kitchenette and shower room. The property has west facing double doors to the rear garden. A vaulted ceiling gives a great sense of space and there is a timber floor and electric heating.



Services

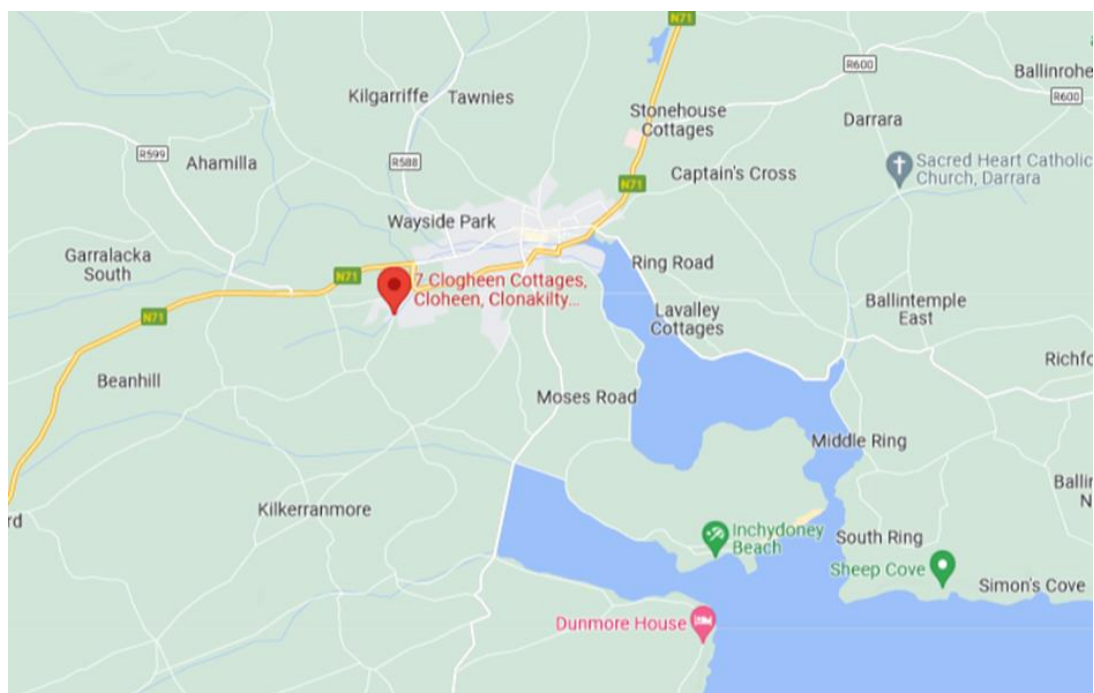
All main services are connected including water, sewerage and electricity. Heating is oil fired central heating with solid fuel stove. The studio has electric heating. Windows and doors are double glazed throughout.

Outside

The front is accessed via pillared entrance & gates. There is car parking available to the side of the house. There is an attractive front garden and sheltered cobble lock courtyard to the rear. The private rear garden gets the sun all day & evening. There are lovely private nooks in the rear garden which backs all the way down onto a stream.

Directions

From Clonakilty town take the bypass road N71 heading west and turn off after Clonakilty Business Park signposted for Clogheen and Carechoice Nursing Home. The house is approx. 400 metres on the right-hand side.





STUDIO APARTMENT



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.
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