

For Sale

Asking Price: €445,000

**Sherry
FitzGerald**
O'Neill



23 Sliabh na mBan, Youghals,
Clonakilty, Co Cork, P85 KX90

BER A2

sherryfitz.ie



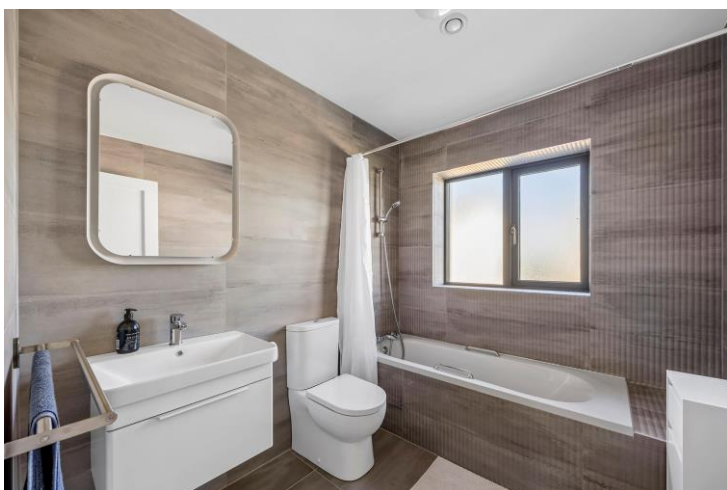
Luxury, 3-bedroom, semi detached home, built to an exceptional standard, located just 850 meters approx. from Clonakilty town centre.

- o BER A2 Rated home with Air-to-Water Heat Pump.
- o Underfloor heating on ground floor and first floor.
- o Ducon Slab (concrete) first floor providing reduced sound transmission between floors and allowing for blockwork partitions on the first floor to further reduce sound between rooms.
- o Heat Recovery Ventilation System which utilises heat from outgoing air to transfer heat to incoming air while improving the indoor air quality.
- o Triple Glazed Windows throughout.
- o Turn-key condition with stylish finishes.
- o Easy to maintain landscaped back garden to rear with double doors from the dining area leading directly to the patio area which is ideal for entertaining and outdoor living.
- o Sliabh na mBan is a highly desirable development of 42 superbly finished houses which have been selling off market, through word of mouth, since 2020 by local builder/developer, P.J. Hayes Construction.



The property is located just a short stroll from everything the town of Clonakilty has to offer. Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Cafes, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres southwest of Cork Airport.

The distinctive facade of 23 Sliabh na mBan, comprising a partial Liscannor grey limestone finish and an entrance canopy topped with standing seam zinc cladding, adds charm to a wonderful home. This beautifully designed property, measuring 115 sq.m. (1,238 sq.ft.) approx. offers a perfect blend of modern living and comfort, boasting an impressive BER rating of A2.



Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living area. This space is perfect for relaxation, featuring large windows facing west that allow natural light to flood in, creating a warm and inviting atmosphere. The open-plan kitchen and dining area offers ample space for cooking and entertaining. Features include bespoke painted cabinetry, stylish tiled backsplash and a dining area which comfortably accommodates a large table, making it ideal for family gatherings.

Adjacent to the kitchen is a convenient utility room, providing additional storage and laundry facilities. A stylish guest WC is also located on the ground floor for added convenience.

Upstairs, the property boasts three bedrooms and a family bathroom. The master bedroom features an en-suite bathroom. The additional two bedrooms are well-proportioned.

Outside, the property offers a private garden patio area, perfect for outdoor dining and relaxation. The exterior is complemented by a Steeltech Shed fitted with power and sockets. The cobble-lock driveway to the front provides parking for two cars.



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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VIEWING
Strictly by prior appointment.

BER
Rating: A2
BER No.: 117373118
EPI: 38.56 kWh/m²/yr

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