

For Sale

Asking Price: €545,000

Sherry
FitzGerald
O'Neill



Western Road, Clonakilty,
Co Cork, P85 HE30

BER F

sherryfitz.ie



ELEGANT, 4 BEDROOM HOME, ENJOYING A PRIVATE SUNNY SOUTHERLY ASPECT, SET BACK ABOVE THE WESTERN ROAD IN CLONAKILTY AND WITHIN A SHORT STROLL OF ALL THAT THE VIBRANT WEST CORK TOWN HAS TO OFFER.

The property dates to the late 1930s and is characteristic of an era which incorporated elements from earlier Victorian and Edwardian times. With equal proportions, the standout features are the two large bay windows which include a covered porch with carved decorative corner barge boards. Other period features include high ceilings, large window openings and ornate geometric entrance hall tiles while the attractive external plasterwork is of a style typical of the 1930s.

ACCOMODATION

The house is spacious with 148.85 sq.m. (1,602 sq.ft). approx. of living space. The inviting entrance hall boasts original encaustic geometric pattern tiles and staircase while fanlight and side lights on the front door light the space. Both sitting rooms enjoy a southerly aspect, high ceilings, bay windows, open fireplaces and great light. The dining area and back kitchen are located to the rear of the property. Other ground floor areas include a back porch, utility area and downstairs bathroom.

The first floor includes 4 bedrooms, a WC and separate shower room with bath. The three bedrooms to the front of the property benefit from solid wood floors while the bedrooms at the eastern and western sides feature dual aspect windows and original tiled fireplaces.

GARDENS AND GROUNDS

Set on 0.18 acre approx. of mature gardens, the property is bordered by a stone wall to the front with hedging and mature planting providing privacy. Accessed via cast iron gate, a winding tarmac driveway gently rises to the front door. To the side of the property is a garage and coal store while there is a greenhouse to the rear.

SERVICES

Oil Fired Central Heating - Mains water and sewerage - Fibre Broadband available





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 148.85m²

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.







LOCATION

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.

HISTORY

The greenfield site originally formed part of the Bennett's Mill holding. It was purchased by a retired Naval Officer, in 1937. They hired local architect, John Paul Crowley, to design the house. It was likely built shortly after in circa 1938.



NEGOTIATOR
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VIEWING
Strictly by prior appointment

BER
Rating: F
BER No.: 117910588
EPI: 429.7 kWh/m²/yr

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