

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – Mountain Common, Ardfield, Clonakilty, P85 AH90

- Main Points:** Gorgeous Ardfield village home set back from the road on a lush c.0.5 acres  
– Just over a mile to the school, church, playground, GAA pitch & tennis courts  
- Modern home built 2006 with c. 1400 SqFt of tastefully presented accommodation and a further 765 sqft on the developed first floor  
- Distant sea views towards Long Strand and Clonakilty Bay  
- Clonakilty is 4 miles away and the lovely sandy beaches of Red Strand & Duneen 2 miles

**AMV € 450,000**

**BER B3**

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Simply idyllic for any family, this gorgeous Ardfield village home is set back from the road on its own generous grounds extending to c.0.5 acres. The situation of this property is convenient being just over 1 mile to the school, church, playground, GAA pitch and tennis courts. This deceptively spacious home, built 2006, 1400 Sqft accommodation on the ground floor and a further 765 Sqft developed storage space on the first floor. Broadband is available, ideal for those who work from home. The gardens offer a sanctuary with distant sea views towards Long Strand and Clonakilty Bay. Close by there are good neighbours and a real sense of community in Ardfield. Multi award winning Clonakilty is 4 miles away and the lovely sandy beaches of Red Strand and Duneen are only 2 miles away.

### **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 18<sup>th</sup> September 2021



**Accommodation c. 129 m<sup>2</sup> / 1395 ft<sup>2</sup>**

**Entrance Hall 1.8 m x 6.1 m / 6.4 m x 1.1 m**

Bright and spacious entrance hall with wooden floors



**Sitting Room 5.1 m x 3.9 m**

Bright and beautifully presented south facing sitting room. Carpeted with solid fuel stove, timber surround and marble hearth.

**Kitchen 5.6 m x 4.3 m / 1.6 m x 3.1 m**

Very spacious, light and airy space with fully fitted, shaker style kitchen and ample storage. Integrated appliances include a double oven, hob, extractor fan, microwave and dishwasher. This kitchen has beautiful floor tiling and excellent lighting from an abundance of recessed spot lights.

**Dining Room 3.4 m x 3.4 m**

Spacious dual aspect south and west facing dining room with wooden floors and sliding doors to a lovely patio area.

**Utility Room 1.8m x 2.7 m**

Tiled utility room with fitted storage units, sink and access to both a WC and a hotpress. Door to rear garden.

**WC 0.9 m x 1.5 m**

WC with wash hand basin and tiled floor.

**Bedroom Three 3 m x 3.1 m**

Bright bedroom with wooden floor.

**Bathroom 2.4 m x 3.2 m**

Beautifully tiled, spacious bathroom with bath, shower, WC, heated towel rail and wash hand basin with fitted vanity unit.



**Bedroom Two 3.9 m x 3.1 m**

Spacious double bedroom carpeted throughout.

**Bedroom One 3.9 m x 3.5 m**

Light-filled south facing double bedroom carpeted throughout.



**Ensuite 2.7 m x 0.9 m**

Ensuite with WC, wash hand basin and shower.

**Timber stairs to upstairs landing**

**Room 4 m x 4.7 m**

Spacious room with two Velux windows, carpeted throughout.



**Room 2.6 m x 2.5 m**

Comfortable room with Velux window.

**Shower Room 2 m x 2.5 m**

Bright and spacious shower room with shower, WC, heated towel rail and wash hand basin.

**Room 4.1 m x 4.7 m**

Spacious room with two Velux windows with timber floor.

**Services**

Main services connected include water, telephone, electricity. Drainage via septic tank. Windows and doors are uPVC double glazed. Heating via oil fired heating and multi-fuel stove in the sitting room. There are solar panel on the detached garage. Broadband available.

**Outside**

Standing on c.0.5 acres the property is in Ardfield village but set back from the main road. There are stone pillars at the entrance, a tarmac surfaced drive leads up to the house and there is a west facing patio to the side of the house. There is also a detached garage with side entrance, roller doors and solar panels.

**Directions**

Type Eircode P85 AH90 into smart phone for exact driving directions.

## GROUND FLOOR

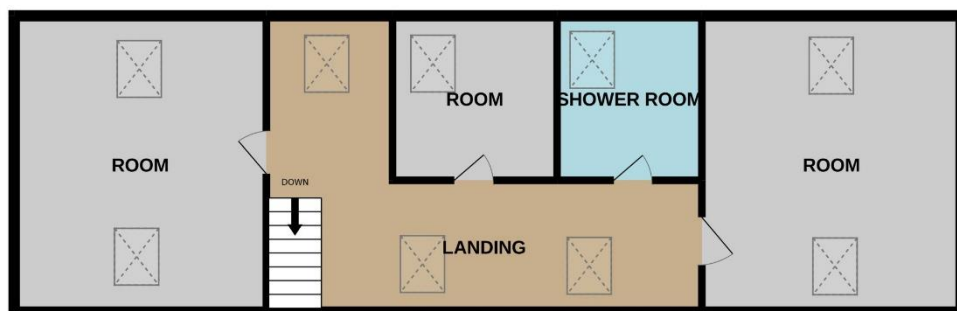
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023 88 59111

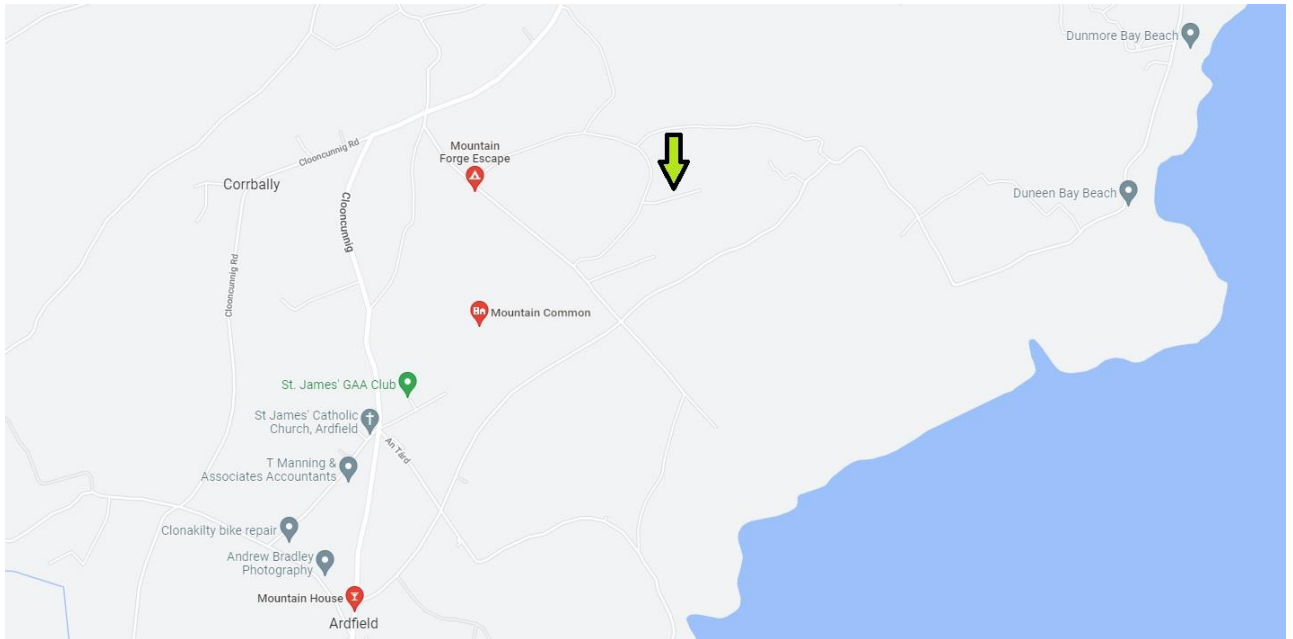


## 1ST FLOOR



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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## Location Map



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