

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – Westside, Tulligee, Clonakilty P85 Y181

Main Points: Bright and airy 4/5 bedroom detached bungalow c. 1507 Sqft.

- Extensive and mature gardens on c. 0.8 acres
- Clonakilty 6kms, Rosscarbery 6kms and several beaches within 15 mins' drive
- Cork city 50 mins

Offers Over € 350,000



Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | info@martinkelleher.ie | martinkelleher.ie

CRO No. 684543



Hidden away from the road and very convenient to Clonakilty, Rosscarbery, shops, schools and beaches this family home is a real find. This substantial 1507 Sqft residence nestled in a beautiful site will spark the interest of those who have the vision and energy to enhance this special property into an idyllic home. The property is conveniently located within walking distance of The Pike village, just over 3 miles from the Blue Flag beaches of Ownahincha and Long Strand, 1.5 miles from Castlefreke and 4 miles from Rosscarbery and Clonakilty towns. The key feature of this property is the substantial grounds of c.0.84 acres which are tucked away from the Wild Atlantic Way N71 road behind trees and high hedges. Situated on c. 0.8 acres the 4/5 bedroom house is bright and welcoming with a warm homely feel. Located just 6 kms from 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

The property is also located 6kms from the beautiful seaside village of Rosscarbery. Rosscarbery is idyllically situated overlooking a sandy inlet along the beautiful Wild Atlantic Way. Calm and tranquil Rosscarbery has a fantastic history. It offers a lively pub scene, top class restaurants, superb Blue flag beach, renowned 36-hole pitch and putt course, Lagoon Adventure centre, Smugglers Cove adventure centre and The Celtic Ross Hotel & Leisure Centre.





Accommodation c. 140 m²/ 1507 ft²

Entrance Porch 2.3 m x 1.4

Bright, welcoming entrance porch with tiled floor

Hall 2.3 m x 3.5 m

Wide, welcoming carpeted entrance hall with wood panelled ceiling.

Living Room 3.6 m x 3.5 m

Spacious living room with large west facing window looking onto the garden. Open fire with wooden surround, stunning tiled insert and marble hearth. Solid wood floors.

Family Room 5.2 m x 4.4 m

Large multi-purpose room could serve many functions depending on the purchasers requirements. Two very large dual aspect windows with light flooding in from the south and west. Elevated stone fireplace and surround with multi-fuel inset stove. Timber floors.

Kitchen / Dining Room 5.2 m x 3.3 m & 3.1 m x 2.6 m

Spacious dual aspect kitchen with two large windows to the south and one to the west ensuring fantastic light. There is a solid fitted kitchen with plenty of storage space and large range cooker. Cork tiles throughout.



Utility Room 2.85 m X 2.6 m

Spacious, bright utility room with fitted storage units and double sink. Fitted lighting, linoleum floor and door to east side of the house. Plumbed for washing & drying.

Master Bedroom / Ensuite 2.9 m x 3 m

Bright and spacious east facing double bedroom with ensuite. Carpeted flooring.



Ensuite Shower Room 1.7 m x 3 m

Fully tiled, spacious shower room guest toilet with WC, wash hand basin, bidet and window.

Bedroom Two 3.6 m x 3.2 m

Spacious west facing double bedroom. Carpeted.

Bedroom Three 3.6 m x 3.2 m

Spacious double bedroom with large west facing window. Carpeted.



Bedroom Four 3.8 m x 3 m

Spacious double bedroom, carpeted and fitted wardrobe.

Bedroom Five / Office 2.6 m x 3 m

Spacious double bedroom, carpeted with east facing window.

Bathroom 2.1 m x 3 m

Fully tiled bathroom with kidney shaped bath, WC and wash hand basin.

Outside

Beautifully maintained, immaculately presented, enclosed 0.8 acre garden surrounded by mature trees and shrubs. Entrance pillars lead up a concrete driveway to a generous car parking area. The garden is ideal for children with plenty of level playing space and they have been well planted with shrubs, trees and flowers.





Services

Broadband available

Mains water and private septic tank drainage

Double glazed windows and doors throughout. Oil fired heating and solid fuel stove and oil fired range cooker.

Directions

Type Eircode P85 Y181 into smart phone for exact driving directions.



Important Notice/Disclaimer

Martin Kelleher Property Ltd. 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 Ltd. 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.