

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – No 1, Ardeevin, Ahiohill, Clonakilty

Main Points: Last property remaining in this new boutique development of high-end A-rated luxury homes in this wonderful community.

- Centrally situated in Ahiohill village Ardeevin is in a tranquil elevated setting with fantastic views of the surrounding valley.
 - 4-bedroom homes from 2108 Sqft to 2285 Sqft
 - High speed fibre broadband available
- Efficient Air to water underfloor heating throughout

Guide Price € 550,000

BER A2

Faxbridge Roundabout, Clonakilty, West Cork

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

CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

A new boutique development of high-end A-rated luxury homes in this wonderful community. Centrally situated in Ahiohill village Ardeevin is in a tranquil elevated setting with fantastic views of the surrounding valley. Each meticulously designed c.2108-2285 Sqft 4-bedroom home with detached garage will have an unrivalled build quality and an impressive features list. Air to water underfloor heating, concrete floors throughout, heat recovery ventilation, super-fast high speed fibre broadband available, fully landscaped gardens and completed driveways are just some of the features. Located 2.5 miles to Enniskeane, 6 miles from Bandon, Clonakilty and commuting distance to Cork city, Ahiohill is a fantastic little village with a big community. Within an easy walk is the montessori, national school, church, pub and state-of-the-art Oliver Plunketts GAA facility. Ahiohill has just secured super-fast fibre broadband and is a regular tidy towns contender.

**A BOUTIQUE
DEVELOPMENT
OF HIGH END,
A-RATED
HOMES IN A
WONDERFUL
COMMUNITY**





AHIOHILL NATIONAL SCHOOL

Established in 1871, it is a multi award-winning school with a 2400 Sqm playing field, an astro turf and sensory garden.



a quiet but active village



Main Features

- A-rated concrete constructed family homes
- Registered under the “Help to Buy” scheme for first time buyers
- High speed fibre broadband available
- Detached garage with attic storage
- Concrete first floor
- Efficient Air to water underfloor heating throughout
- Mechanical heat recovery ventilation
- Polished concrete floors
- Landscaped gardens and driveways complete
- Silicon based plaster finish with prefinished white colour
- 4 bedroom homes from 2108 Sqft to 2285 Sqft
- Great views from its elevated setting

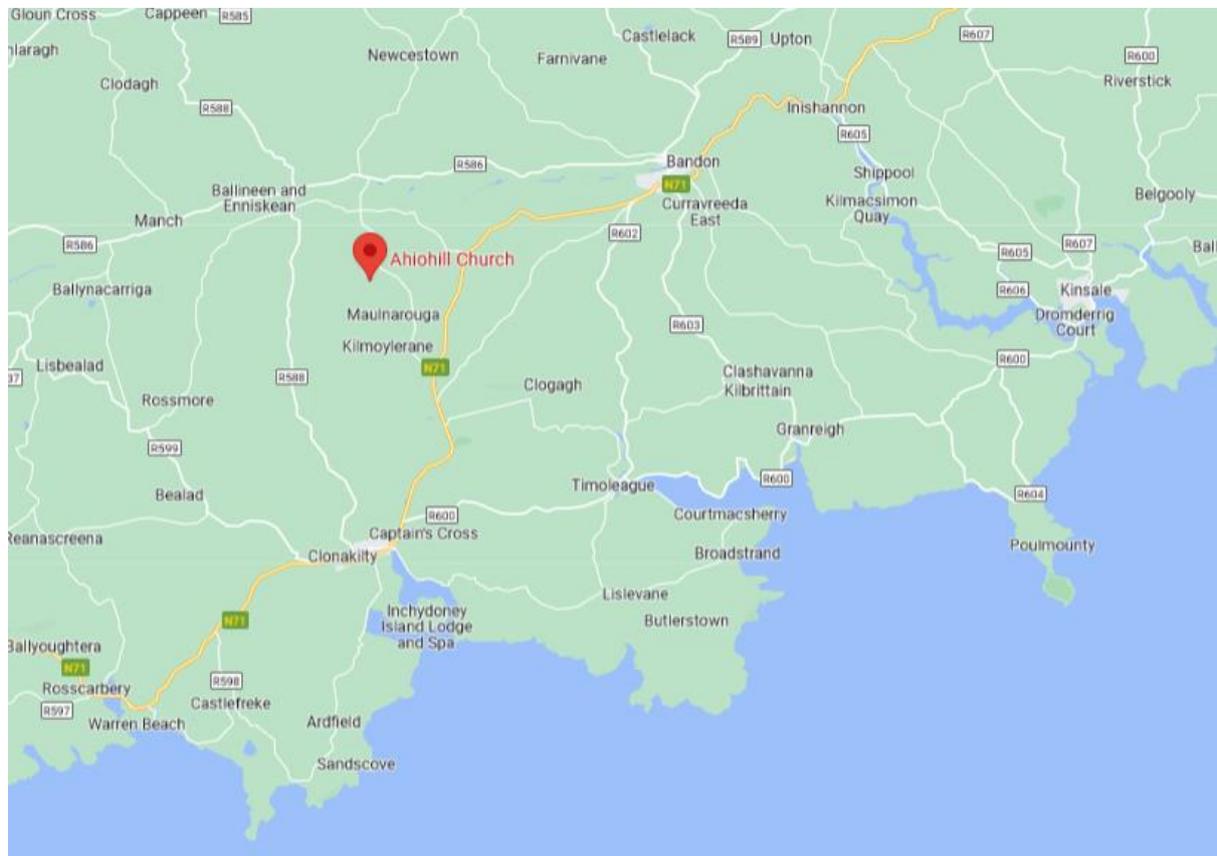


Areal Photos of finished houses in th development



Directions

From Bandon drive towards Clonakilty and 0.5km after Pedlars Cross turn right, signposted Enniskeane/Ahiohill. Drive 3km and turn left to take you into Ahiohill village. The development is situated next to the church.





HOUSE TYPE

C

2285 Sqft plus garage



GROUND FLOOR



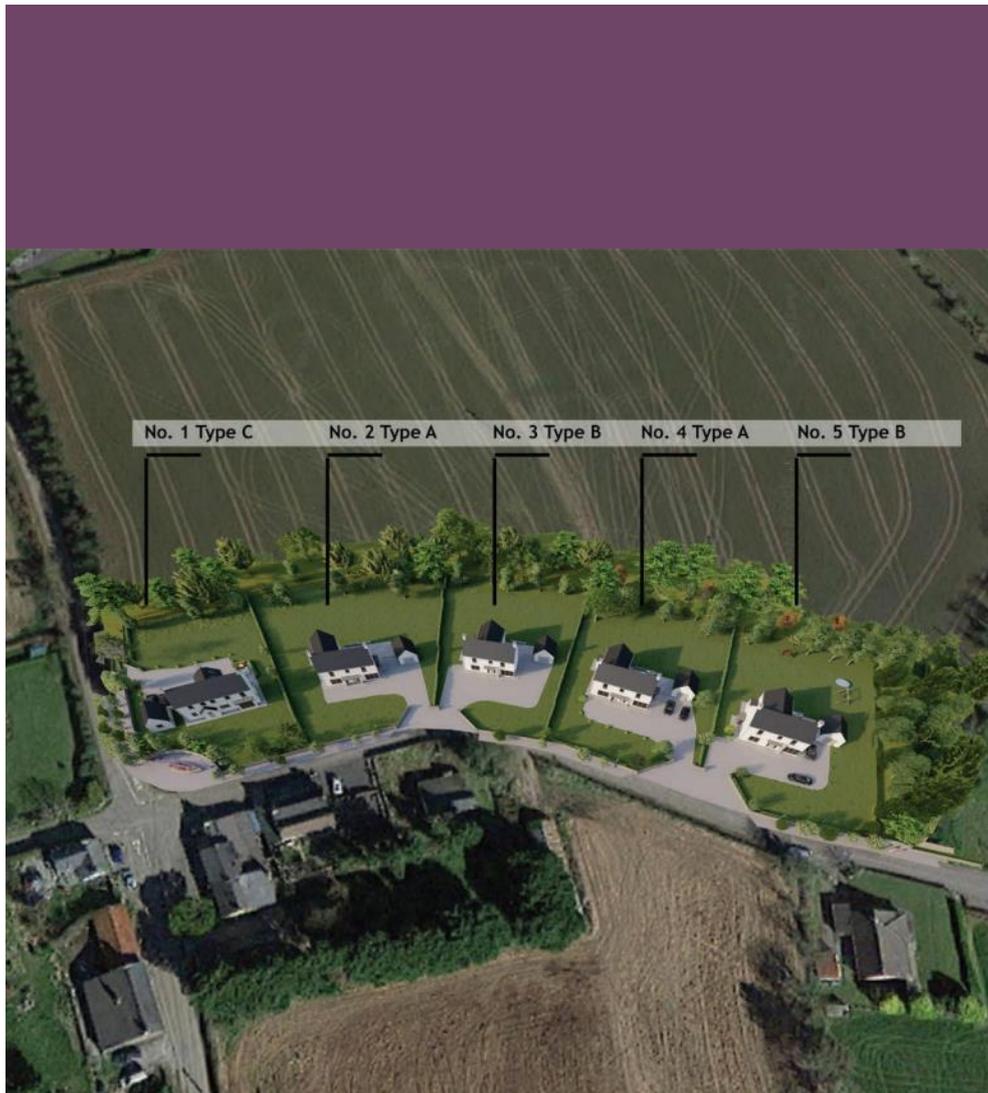
FIRST FLOOR

LOCATION

The property is centrally situated in Ahiohill village within a short walk of all amenities. Ahiohill is conveniently located in a quiet but active village some 6 miles from Clonakilty and Bandon and within easy commuting distance from Cork city. Directions – From Bandon drive towards Clonakilty and 0.5km after Pedlars Cross turn right, signposted Enniskeane/Ahiohill. Drive 3km and turn left to take you into Ahiohill village. The development is situated next to the church.



6 MILES FROM
CLONAKILTY & BANDON



BUILDERS / DEVELOPER

Walsh Construction Ltd Is a team of highly skilled building design and construction professionals, who have been delivering excellent customer service with the last 20 years.

Walsh Construction Group was established by Donal Walsh who is a Chartered Surveyor and has worked with some of the largest building contractors in the country.

Walsh Construction Group have been delivering high quality homes and apartments for sale to private customers with selective developments throughout Cork. They believe in designing homes that make life better for their customers. For more information check out www.wcg.ie

www.wcg.ie

Important Notice/Disclaimer

Martin Kelleher Property 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 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.