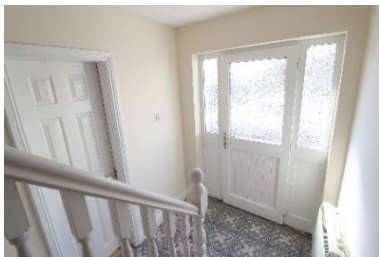


MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – 8 Sandlighter Court, College Road, Clonakilty P85 P621

- Main Points** - Attractive townhouse in the middle of Clonakilty town centre
– c. 990 ft² - Presented in walk in condition
– Accommodation: Entrance hall, open plan kitchen/dining/living,
Guest toilet/shower room, 3 bedrooms & bathroom
– Very close to schools, Supervalu and playing pitches

Offers over € 155,000

BER D2

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CRO No. 68453



ipav
Institute of Professional
Auctioneers & Valuers

Recently decorated this attractive townhouse is centrally located just off Clonakilty town centre, within an easy walk to 2 secondary schools, floodlit all weather playing pitches, Supervalu retail complex, pubs and restaurants. Extending to c.990 ft² this 3-bedroom property is presented in walk in condition. Very bright, compliments of the large windows, this townhouse would make for an ideal holiday home, investment property (rental income € 900-1000 pcm estimate) or trading down property. Accommodation briefly; Entrance hall, open plan kitchen/dining/living, toilet on the ground floor. The first floor includes 3 double bedrooms and bathroom ensuite. There is ample car parking close by. Cash buyers only (not requiring mortgage finance) - Sandlighter Court has common areas, mainly the car park to the rear of this house and there is no Multi Unit Development Act compliance.

Accommodation c. 92 m²/ 990 ft²

Entrance Hall 1.83 m x 2.68 m

Bright entrance hall. Tiled floor & storage heater.

Guest Toilet & Shower Room 1 m x 2.68 m

Tiled floor, WC, wash hand basin, shower with modern shower enclosure and electric shower, wall heater.

Kitchen/Dining/Sitting room 7.9 m x 2.95 m

Great light from 4 windows into this super spacious room. Front door opens out onto the car park. Fitted kitchen and very handy spacious larder/store room off the kitchen. Tiled floor and newly carpeted to the living area.



Stairs to first floor landing and airing closet.

With airing closet and access to attic.

Bedroom One 2.86 m x 2.1 m

Double bedroom with bay window onto the main carpark and school. Newly carpeted.

Bedroom Two 4.26 m x 2.8 m

Double bedroom with bay window onto the main carpark and school. Newly carpeted.

Bedroom Three 4 m x 3.5 m

Double bedroom with south facing windows. Newly carpeted.

Bathroom 2.5 m x 1.9 m

With great light from south facing window, WC, wash hand basin and bath.

**Services**

The property is connected to all main services including water, sewage and electricity services. Windows and doors are uPVC double glazed. Heating is by means of electric storage heating.

Outside

The property has access to plenty of unallocated off street car parking to the front. Sandlighter Court has a common car parking area to the rear accessed via an archway next door. We understand there is no Multi Unit Development Act compliance.

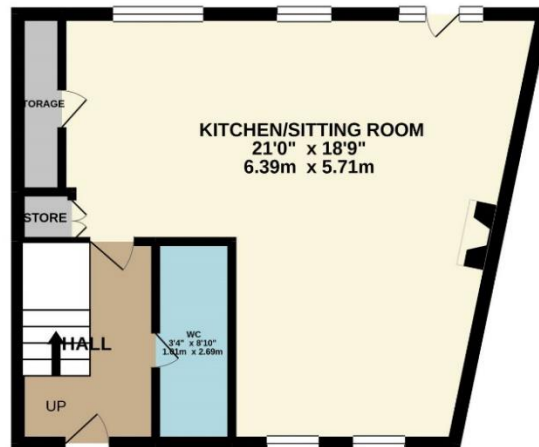
Directions

Type Eircode P85 P621 into smart phone for exact driving directions.

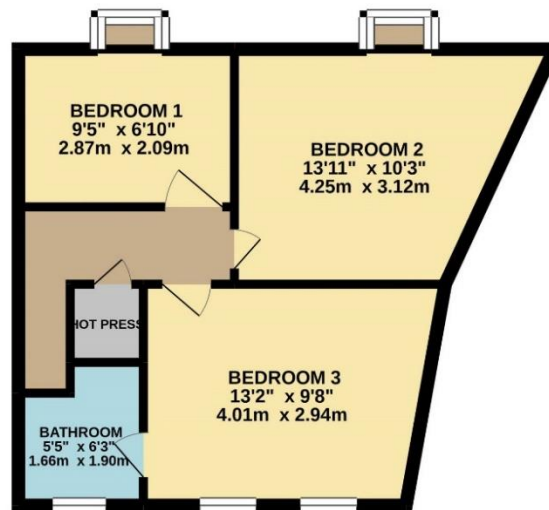
From the Cork side of Clonakilty take the town exit off Supervalu roundabout. Take the 2nd road to the right approx. (After An Sukan bar & restaurant). Then take the next right turn and the property is on the right hand side facing onto the car park.

Location Map

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



3 BEDROOM TOWNHOUSE

TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.

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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