

For Sale

Asking Price: €565,000

**Sherry
FitzGerald**
O'Neill



36 Sliabh na mBan, Youghals,
Clonakilty, Co Cork, P85 TP86

BER A2

sherryfitz.ie

LUXURY DETACHED 3-BEDROOM HOME, BUILT TO AN EXCEPTIONAL STANDARD, LOCATED JUST 850 METERS APPROX. FROM CLONAKILTY TOWN CENTRE.



KEY FEATURES

- o BER A2 Rated detached home with Air-to-Water Heat Pump.
- o Underfloor heating on ground floor and first floor.
- o Ducon Slab (concrete) first floor providing reduced sound transmission between floors and allowing for blockwork partitions on the first floor to further reduce sound between rooms.
- o Heat Recovery Ventilation System which utilises heat from outgoing air to transfer heat to incoming air while improving the indoor air quality.
- o Triple Glazed Windows throughout.
- o Turn-key condition with stylish finishes.
- o Easy to maintain landscaped west facing back garden with double doors from the living area leading directly to the patio area which is ideal for entertaining and outdoor living.
- o Sliabh na mBan is a highly desirable niche development of 42 superbly finished houses which have been selling off market, through word of mouth, since 2020 by local builder/developer, P.J. Hayes Construction.



The distinctive facade of 36 Sliabh na mBan, comprising an entrance canopy of Liscannor grey limestone piers topped with standing seam zinc cladding and similarly cladded first floor windows, adds charm to a wonderful home. This beautifully designed property, measuring 125.4 sq.m. (1,350 sq.ft.) approx. offers a perfect blend of modern living and comfort, boasting an impressive BER rating of A2.

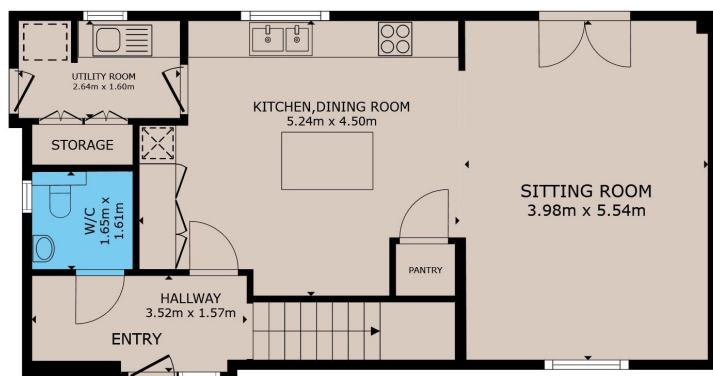
Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living area. This space is perfect for relaxation, featuring large windows facing west that allow natural light to flood in, creating a warm and inviting atmosphere. The open-plan kitchen and dining area offers ample space for cooking and entertaining. Features include bespoke painted cabinetry with silestone countertop, integrated countertop extraction fan on hob, filtered hot and cold water tap, herringbone composite oak flooring, and a dining area which comfortably accommodates a large table, making it ideal for family gatherings.

Adjacent to the kitchen is a convenient utility room, providing additional storage and laundry facilities. A stylish guest WC is also located on the ground floor for added convenience.

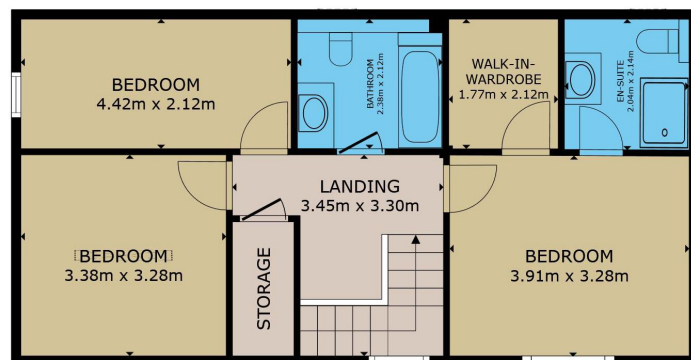
Upstairs, the property boasts three bedrooms with fitted plantation shutters on the front windows to maximise privacy. The master bedroom features an en-suite bathroom and a walk-in wardrobe. The additional bedrooms are well-proportioned and share a beautifully appointed family bathroom.

Outside, the property offers a private west facing back garden with a patio area, perfect for outdoor dining and relaxation. The exterior is complemented by a well-maintained lawn and an Adman Steel Shed fitted with power and sockets. The cobble-lock driveway to the front provides ample parking space while also benefiting from an Electric Car Charging Point.

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.

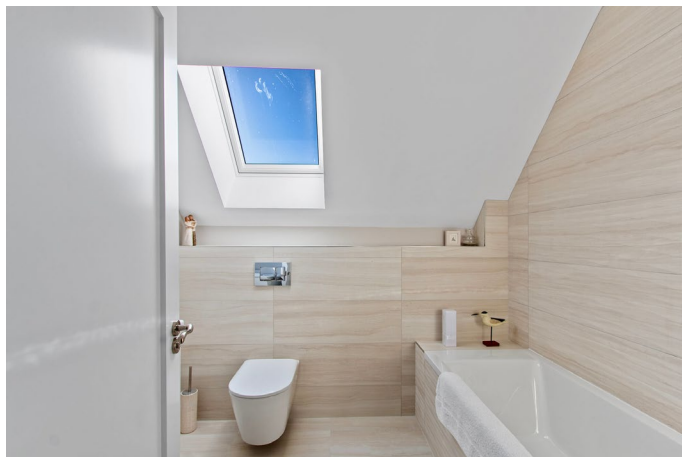


GROUND FLOOR



FIRST FLOOR

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.



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VIEWING
 By prior appointment only

BER
 Rating: A2
 BER No.: 117571570
 EPI: 40.44 kWh/m2/yr

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