

For Sale

Asking Price: €245,000

Sherry
FitzGerald
O'Neill



Apartment 2, Emmet Lodge, Old Brewery Lane,
Clonakilty, Co. Cork, P85 CD86

BER C3

sherryfitz.ie

Charming first-floor two-bedroom apartment ideally positioned in a quiet cul-de-sac just off Emmet Square, within a short stroll of the many amenities of Clonakilty town centre.

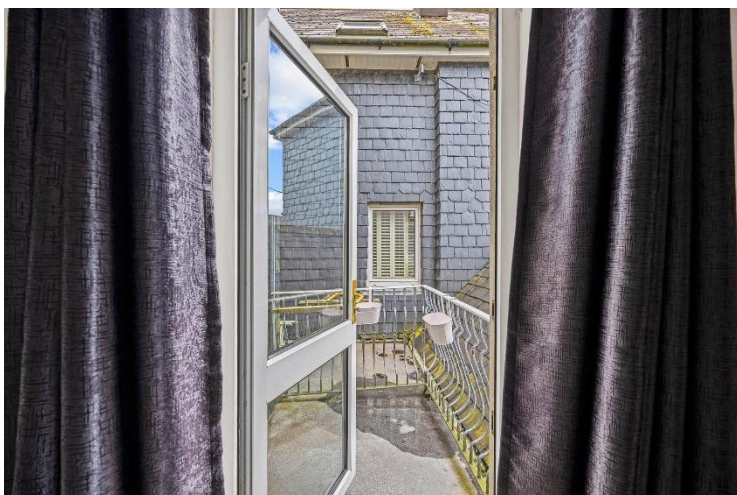


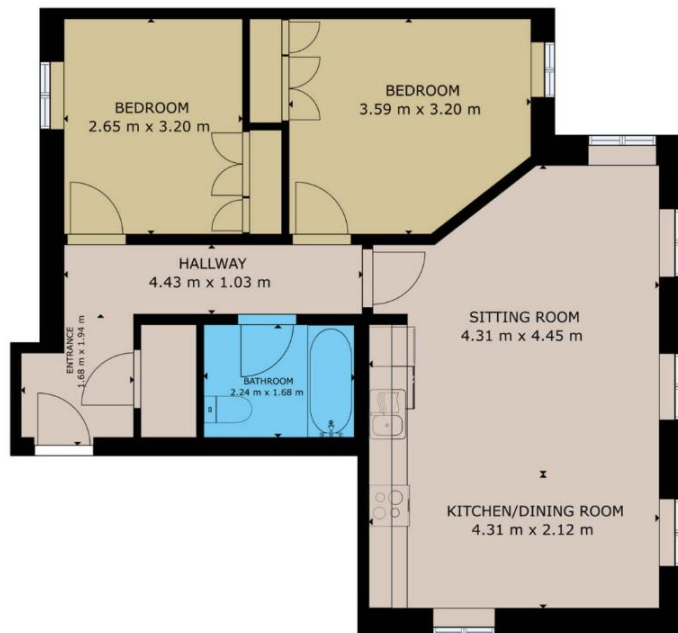
Extending to approximately 60 sq.m. (645 sq.ft.), this bright and well-proportioned residence offers comfortable, low-maintenance living in the heart of one of West Cork's most sought-after towns. Notable features include concrete (Ducon slab) floors, double-glazed windows, electric heating and a spacious open-plan living area benefiting from excellent natural light through south-facing windows together with additional windows to the east and west.

The accommodation comprises an entrance hallway, open-plan kitchen/dining/living room, two double bedrooms and a family bathroom. A private balcony, accessed directly from the living area, provides a pleasant south facing outdoor space.

Emmet Lodge is a purpose-built three-storey apartment building comprising just four self-contained apartments, all accessed via a common entrance hallway, creating a small and easily managed residential development.

Clonakilty is a vibrant market town renowned for its welcoming community, award-winning heritage and excellent range of amenities. Residents enjoy easy access to schools, shops, cafés, restaurants, sports clubs and recreational facilities, while the celebrated beaches at Inchydoney and the scenic coastline of West Cork are just a short drive away. Cork City and Cork Airport are approximately 50 kilometres distant.





GROSS INTERNAL AREA

TOTAL : 59.87 m²

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.



NEGOTIATOR
Con O'Neill
Sherry FitzGerald O'Neill
2 Western Road, Clonakilty
Co Cork
T: 023 883 3995
E: info@sfoneill.ie

VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: C3
Cert No.: 100376219
EPI: 209.82 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie
rightmove.co.uk

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004158