



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 3 Gortin Alainn, Ballygurteen, Clonakilty, Co. Cork

Main Points: - Flawlessly presented for immediate occupation –
50 ft long manicured lawn with rear access –
8 miles to Clonakilty, 5 miles to Dunmanway,
15 min. to West Cork Technology Park & 1 hour to Cork City –
Accomm. incl. entrance hall, sitting room, kitchen dining room, utility, 3
double bedrooms, bathroom & ensuite.

PSR No. 001102

Guide Price € 185,000

BER C2

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Flawlessly presented for immediate occupation this spacious townhouse is centrally situated in a quiet, friendly village setting. Complimented with a 50 foot long manicured lawn with rear access this light filled 3 bedroom (all double rooms) house extends to a generous c. 1250 Sqft. Ballygurteen is conveniently situated 8 miles from Clonakilty, 5 miles from Dunmanway, 15 minutes from West Cork Technology Park and 1 hour from Cork City. Even better the property is within a short walk of the pub! A standout feature of this modern house is all of the handy storage available. Accommodation includes entrance hall, sitting room, kitchen dining room, utility, 3 double bedrooms, bathroom and ensuite. With oil fired central heating and a comfortable C2 energy rating this house should be easy to heat. Viewing highly recommended.



Accommodation c. 115.4 m² / 1245 ft²

Entrance Hall 1.9 m x 4.5 m

Bright entrance hall with tiled floor and superb under stairs storage closet/airing cupboard. Radiator, socket, phone point, light.

Kitchen/Dining Room 7.4 m x 3.2 m

Spacious room with excellent light from the large kitchen window and sliding patio doors leading out to the garden.

Fully fitted kitchen with great storage space and integrated oven, hob and extractor. Practical Tiled floor throughout. Double glazed doors lead into the sitting room.

Utility Room 1.9 m x 4.5 m

Superb utility room with plenty of space for storage. Tiled floor. Fitted units with integrated sink. Plumber for washing and drying machines.

Sitting Room 3.4 m x 4.5 m

Beautiful sitting room with large south facing window. Very Practical with Double glazed doors leading out to the dining area. Large cast iron fireplace with timber surround. Timber floor. Wall and ceiling lighting. Wired for TV and Satellite.



Timber stairs to a very bright first floor landing. Easy access to the attic via pull down ladder.

Bedroom One 3.8 m x 3.2 m

Main double bedroom ensuite. Large window looking into rear garden. Polished Timber floor and fitted wardrobe. Window blinds.

Ensuite 1.9 m x 1.9 m

Fully tiled and in excellent condition. WC, wash hand basin and large shower enclosure. Electric shower.

Bedroom Two 3.4 m x 4.4 m

Spacious double bedroom with large rear window onto garden. Polished timber floor, window blinds.



Bedroom Three 3.4 m x 3.3 m

Double bedroom with great light from the south facing window. Polished timber floor.

Bathroom 1.9 m x 2.6 m

Fully tiled and in perfect condition. WC, wash hand basin, bath



Services

Electricity and telephone services are connected. Water is via the Ballygurteen local water scheme. Septic tank is private. Heating is oil fired central heating via wall hung radiators. Windows & Doors are uPVC double glazed throughout.

Garden

There is a large rear enclosed garden which has been very well kept.

Outside

There is unallocated car parking located to the front.

Directions

Type Eircode P85 WN24 into smart phone for exact driving directions.





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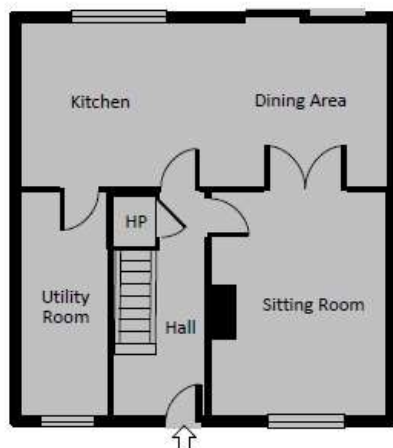
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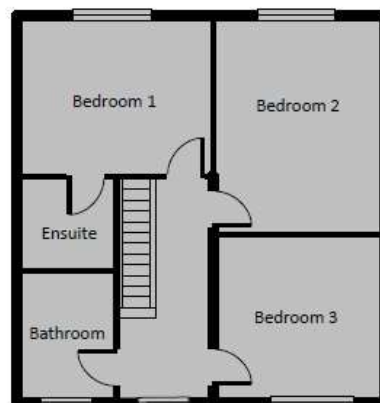
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Ground Floor



First Floor



Location Map



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