

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347

For Sale – 56 Woodlands, Clonakilty, Co. Cork, P85 ET02



- Centrally located, 3 bedroom semi detached home 914 ft²
- Walking distance of Clonakilty town centre and all its amenities
 - Large enclosed rear garden with side access
 - Upgraded internally and ready to walk into

Offers Over €335,000

BER C3

Faxbridge Roundabout, Clonakilty, West Cork

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

CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Super convenient and ready to move into Clonakilty home in the sought-after suburban setting of Woodlands. Upgraded in recent this bright, light filled 3-bedroom house is complimented by a large enclosed rear garden. Constructed in 2000 this property is quietly tucked away in cul de sac in this mature, leafy development. This property is ideal for children as there are a selection of green areas. Located 8 minutes` walk from Clonakilty town centre close to Dunnes Stores and a stone`s throw from Gaelscoil Mhichil Ui Choileann, a perfect setting.

Accommodation c. 85 m²/ 914 ft²

Entrance Hall 5.6 m x 1.5 m

Bright spacious entrance hall with timber floors and under stairs storage area.

Sitting Room 3.33 m x 4.6 m

Beautifully decorated, spacious sitting room with two windows and an open fireplace. Solid timber floors and fitted shelving. Fitted blinds.

Kitchen / Dining Room 4.9 m x 3.5

Lovely kitchen dining room with door to rear garden. Upgraded fully fitted kitchen with integrated appliances incl. oven, new hob and extractor fan. Polished porcelain floors and recessed ceiling spotlighting. Fitted blinds.

Stairs to first floor landing

Carpeted floor to landing. Airing cupboard/hot-press. Fitted blinds.

Bathroom 2.1 m x 1.7 m

Immaculately presented and recently upgraded. Fully tiled bathroom with L shaped bath, electric shower. Fitted blinds, Heated towel rail. Wash hand basin and WC.

Bedroom One 3 m x 3.5 m

Beautifully presented double bedroom with door to ensuite. Fitted blinds. Carpeted throughout.

Ensuite 2.46 m x 0.9 m

Shower, wash hand basin and WC. Tiled flooring.

Bedroom Two 2.63 m x 3.6 m

Beautifully presented double bedroom with door to ensuite. Fitted blinds. Carpeted throughout.

Bedroom Three 2.5 m x 2.4 m

Single bedroom carpeted throughout. Fitted blinds.

Shed

The timber shed in the rear garden is fitted for electricity, water and waste. There is a washing machine inside.

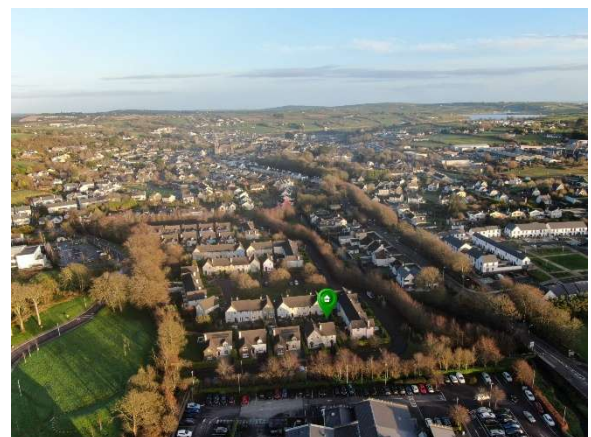
Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Broadband available. Heating is by means of oil-fired central heating and there is an open fire in the sitting room.. There is a comfortable C3 energy rating. All windows & doors are uPVC double glazed throughout.

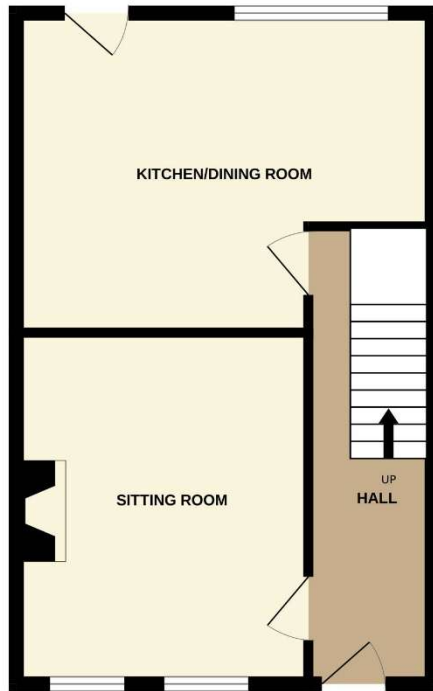
Outside

The property is situated in a quiet corner of Woodlands estate surrounded by plenty of trees, hedges and green areas. The property has its own off streetcar parking for 1 and an enclosed garden with gravel surfaced for ease of maintenance.

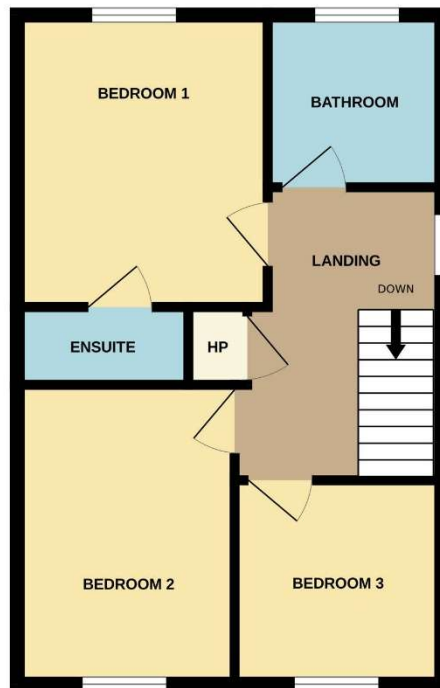




GROUND FLOOR



1ST FLOOR

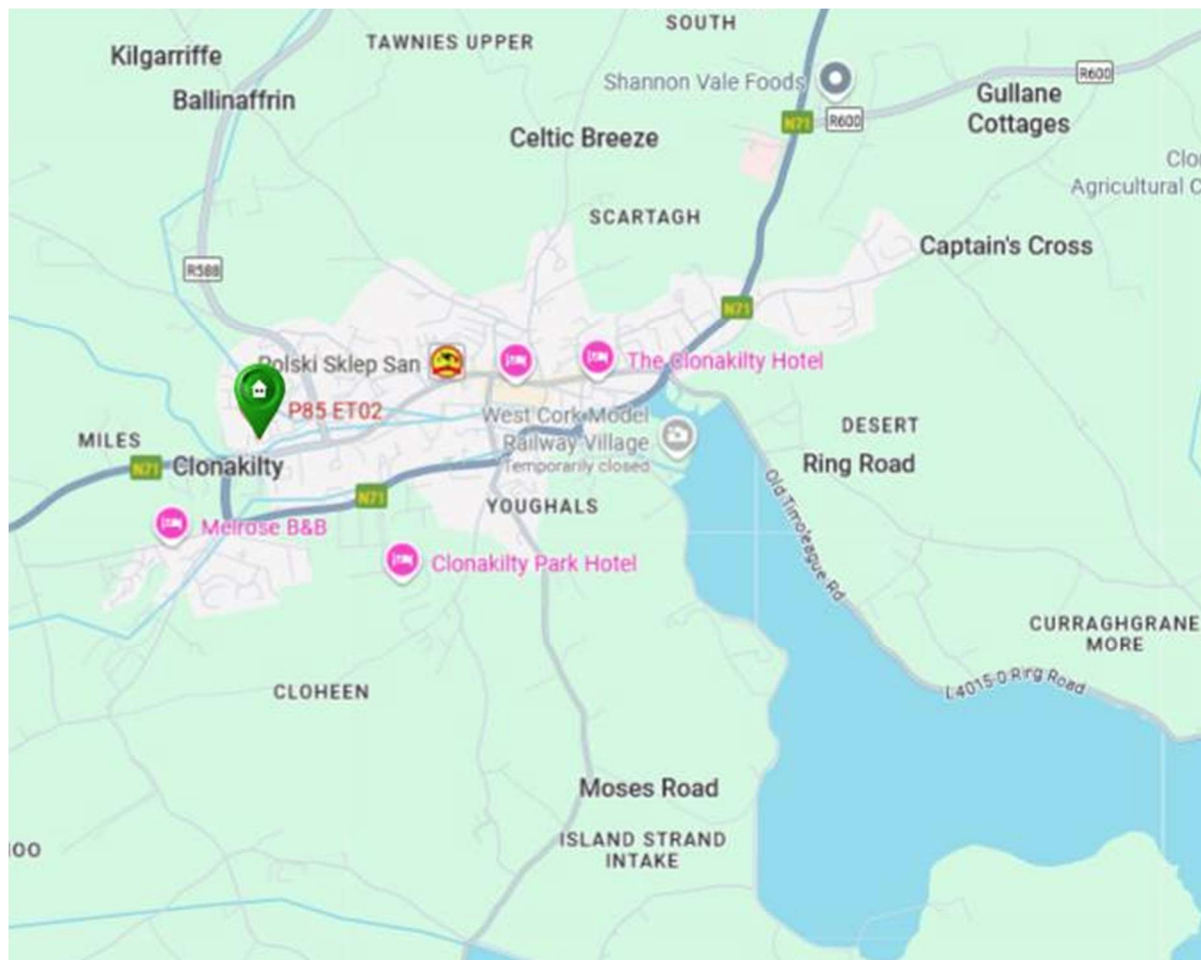


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

Type Eircode P85 ET02 into smart phone for exact driving directions.



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