

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – 39 McCurtain Hill, Clonakilty P85 C796

- Superbly situated townhouse within a short walk of the town centre
  - Large enclosed sheltered patio and garden
  - 3 bedroom, 3 storey house c. 84 m<sup>2</sup>/ 900 ft<sup>2</sup> with outbuildings

**Offers Over €195,000**



Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

Close to everything but far from ordinary, you will be surprised by the peace on offer in this ideal townhouse. Even though the vibrant Clonakilty town centre is right on its doorstep it suffers little of the associated town noise. The modern character filled accommodation includes 3 bedrooms and comfortable living accommodation. The 3 bedroom 900 Sqft property is also complemented by a large enclosed sheltered patio and garden perfect for al fresco living & dining.

This townhouse has character a plenty. The location is superb on McCurtain Hill which is a popular place to live owing to the sheer convenience of location.

Centrally located in the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles.

### **The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)**

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one.” Excerpt from Irish Times 18<sup>th</sup> September 2021

**Accommodation c. 84 m<sup>2</sup>/ 900 ft<sup>2</sup>**

#### **Sitting Room 3.6 m x 4.5 m**

Lovely, comfortable sitting room with fantastic bay window with shutters. Carpeted under stairs storage.







**Kitchen / Dining Area 4 m x 3 m**

Bright and spacious fitted kitchen and dining area with fitted kitchen, painted concrete floor and door to utility/storage area.



**Utility / Storage Area 1.4 m x 1.8 m**

Small concreted area with door to rear garden.

**Stairs to first floor landing**

**Bedroom One 3.8 m x 3 m**

Bright and airy west facing double bedroom. Carpeted.

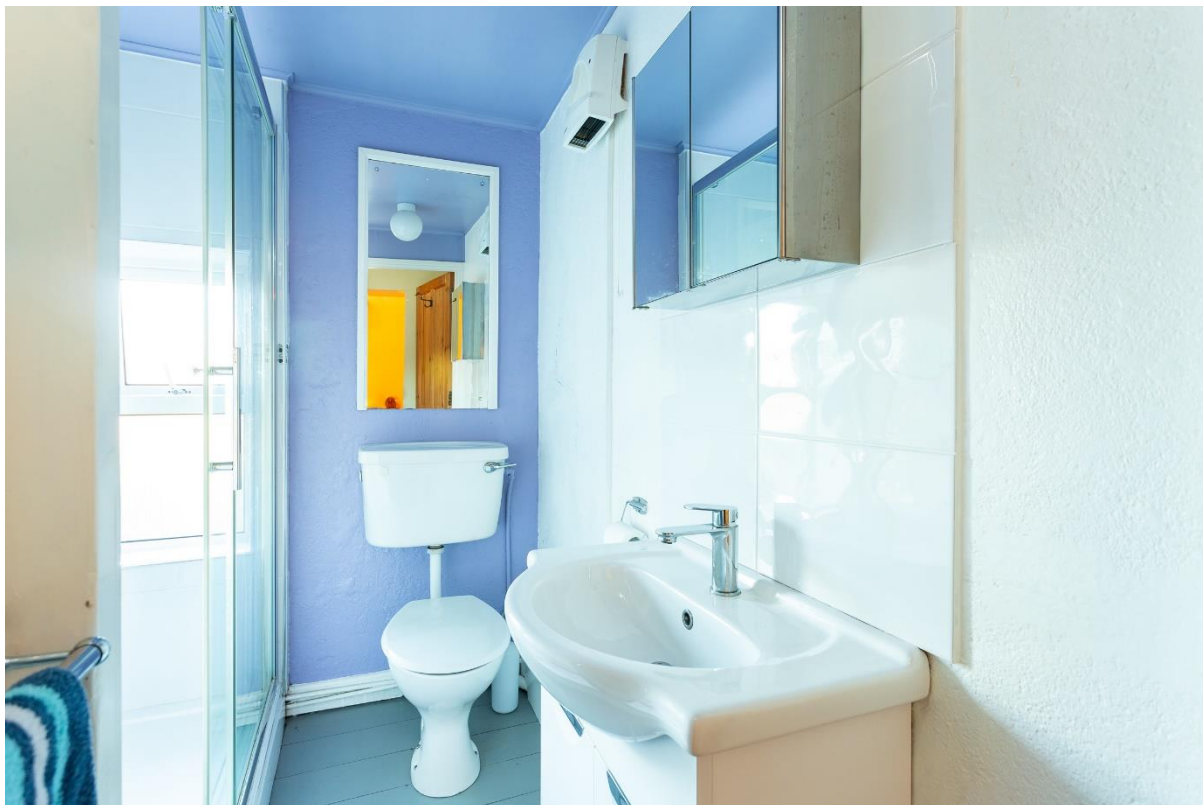
**Bedroom Two 2.3 m x 2.9 m**

Spacious single bedroom with east facing window.



**Shower Room 1.6 m x 2 m**

Bright shower room with shower, WHB and WC. Painted wooden floor.



**Carpeted stairs to second floor landing**

**Bedroom Three 3.8 m x 3.2 m**

Lovely bright and spacious double bedroom incorporating a walk in storage area and a west facing window. Painted wooden floors.

**Services**

The property is connected to all mains services including water, sewage, electricity and telephone services. High speed broadband is available. Heating is by means of electric heating.

**Outside**

The property is also complemented by a large sheltered east facing enclosed patio and garden for al fresco living & dining. The garden could be enhanced and given a new lease of life by a green fingered enthusiast with wild flowers and climbers creating a lovely oasis in the centre of Clonakilty. There are also spacious storage sheds to the rear of the property.

**Additional Information**

- The house was re-wired and re-roofed in 2013, including new slates and Velux.
- The house partially dry lined and replastered
- A new front door installed in December

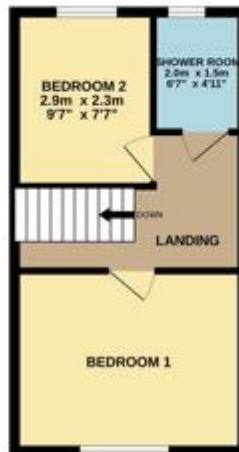




GROUND FLOOR



1ST FLOOR



**MARTIN  
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2ND FLOOR



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