



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – 11 Old Chapel Lane, Clonakilty, Co. Cork

- Main Points:** - Recently upgraded townhouse with town centre on its doorstep & town park around the corner
- Large south facing garden which is fully enclosed with a raised sun patio
  - Double storey extension & efficient gas fired heating
- Accommodation ext. to 950 ft<sup>2</sup> incl. 3 bedrooms, a hall, lounge, kitchen/living room, utility, shower room & bathroom

PSR No. 001102

**Offers over € 210,000**

**BER C2**

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)





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Old Chapel Lane is one of Clonakilty's residential gems. Even though the vibrant town centre is right on its doorstep it suffers none of the associated town noise. Right across the road is the security of the Garda Station and around the corner one of West Corks most fascinating town parks with its wooden sculptures. The property is complemented by a large south facing garden which is fully enclosed and a raised sun patio, ideal for sitting out and taking in the sunshine from this elevated position. The property has been professionally upgraded and enlarged with a double storey extension only 4 years ago. The character filled accommodation includes 3 bedrooms and extends to 950 ft<sup>2</sup>. It also includes a hall, lounge, kitchen/living room, utility, shower room and bathroom. With an excellent C2 BER including efficient gas fired heating, new windows and doors ensure this is a comfortable and easily run property.



**Accommodation c. 88 m<sup>2</sup>/ 950 ft<sup>2</sup>**

**Entrance Hall 1.9 m x 2.8 m**

Welcoming entrance hall with superb "smart under stairs storage".

**Sitting Room / Bedroom Three 2.6 m x 2.8 m**

Flexible room that could be used for an office, bedroom 3 or a sitting room. Large window onto front yard. Timber floor.

**Lounge 4.4 m x 3.4 m**

Comfortable space which open onto the kitchen dining area. Feature open fireplace, fitted storage space and solid timber floor.

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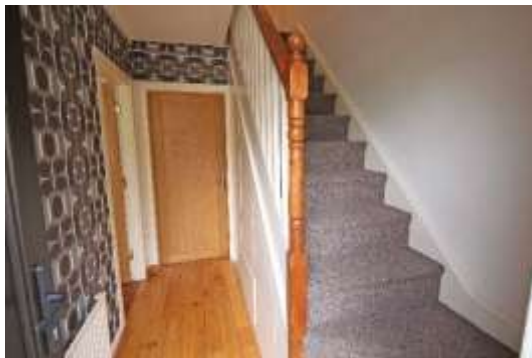


**Kitchen / Dining 4.4 m x 3 m**

Outstanding modern kitchen dining area which opens on to the rear deck via sliding glazed doors. A high gloss fully fitted kitchen is completed by a red brick splashback. Integrated high end appliances include oven, stainless steel extractor, gas hob, dishwasher and fitted microwave. Recessed ceiling spotlighting and timber floor.

**Utility Room 1.53 m x 1.4 m**

With access out to the rear deck. Plumbed for washing and drying and with storage space.



**Shower Room 1.53 m x 1.55 m**

Fantastic space which is fully tiled. Quality bathroom fittings with WC, wash hand basin and power shower.

**Carpeted Stairs to first floor landing**

**Bedroom Two 3.5 m x 2.8 m**

Carpeted double bedroom with fitted storage closet.

**Bathroom 2.1 m x 2 m**

High end fully tiled bathroom with excellent bathroom ware. Bath, shower, WC and wash hand basin.

**Bedroom One 2.8 m x 3 m**

Double bedroom ensuite with south facing window with views down over Clonakilty. Carpeted.

**Ensuite 2.5 m x 1.2 m**

High end fully tiled showeroom with excellent ware. Large shower enclosure, WC and wash hand basin.

**Nursery 1.8 m x 1.8 m**

Small single bedroom with south facing window and views down over Clonakilty. Carpeted.



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### Services

All main services are connected including water, electricity, telephone and mains sewage. Windows and doors are uPVC double glazed. Heating is efficient gas fired central heating. The BER is C2.

### Outside

To the front of the house is a small yard with gate onto the footpath outside. To the rear is a south facing raised timber deck accessed from the dining area and utility. Steps down lead to another enclosed patio, outside of which is a long south facing enclosed garden. There is rear access onto the street.



### Directions

Type Eircode P85 RF10 into smart phone for exact driving directions.

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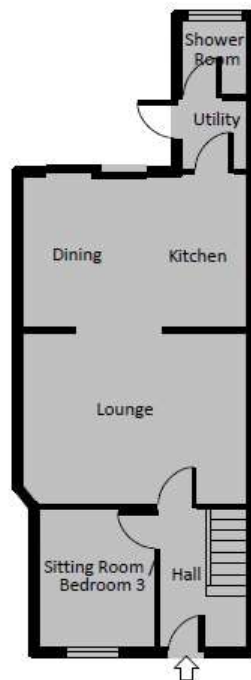
### Location Map



### Ground Floor



Martin Kelleher Property Services  
For identification only - Not to scale



### First Floor



#### Important Notice/Disclaimer

Martin Kelleher Property for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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