



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – Templebryan South, Clonakilty Co. Cork

Main Points: - Gorgeous countryside village property only 1.5 miles from Clonakilty town centre – Tastefully presented 4 bedroom home c. 1875 ft² - c. 0.4 acre professionally planted gardens with raised patio – Outside bespoke office with high speed broadband

Advised Minimum Value € 325,000



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Simply idyllic for any family, this gorgeous countryside home is set back from the road on its own leafy, lush grounds extending to c.0.4 acres of professionally planted gardens. The situation of this property is rural yet very convenient being only 1.5 miles from Clonakilty town centre, a short drive from West Cork Technology Park and the Cork N71 Road. This 4 bedroom house is deceptively spacious with c. 1875 SqFt of tastefully presented accommodation and clever storage space throughout. The house is complimented by a genuine 'Seomra' highly insulated, outside office fitted with a high speed fibre broadband line, ideal for those who work from home. The gardens offer a private south facing sanctuary and feature different nooks, the highlight being the elevated sundeck and patio. Close by there are good neighbours and a real sense of community in Shannonvale with the well-serviced Clonakilty town a short 1.5 mile drive away.



Accommodation c. 174 m² / 1875 ft²

Entrance Hall 3.25 m x 5.3 m

Superb spacious entrance hall with a luxurious finish. Great under stairs storage space and polished porcelain floor tiles.

Sitting Room 4.8 m x 4.2 m

Comfortable sitting room with large bay window giving fabulous light, semi solid timber floor, large wooden feature fire place with cast iron inset & feature central light.

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Downstairs Bathroom 1.8 m x 2.7 m

Gorgeous bathroom, well presented with beautiful tiled floor, bath, WC, wash hand basin, feature built in lighting. The bathroom also incorporates the airing closet.

Kitchen 4.5 m x 3.95 m

The fitted kitchen has a beautiful white satin matt finish with brushed steel handles. Fully fitted units and integrated freezer, fridge, five ring gas hob, fabulous centre island unit with granite worktop. The counter tops are fantastic with a mix of granite and solid timber. There is also a stainless steel extractor and fitted recessed lighting around the kitchen. This double aspect kitchen benefits from excellent light with windows south and east, polished porcelain floor tiles flow right through into the living room giving lovely continuation of space.

Living / Dining Room 4.5 m x 4.13 m

Double aspect with east and north facing windows giving wonderful light. The fitted window seat, which is a lovely feature has clever integrated storage. Corner fireplace, wooden surround, cast iron inset, fitted central lighting.



Utility Room 2.1 m x 2.7 m

Large utility room, very practical with door out to the rear garden, polished porcelain tile, floor to ceiling fitted units giving an abundance of storage space. Also includes washing machine, dryer and sink.

Downstairs Bedroom Four / Office 4.8 m x 4.1 m

Fantastic flexible space with south facing window onto the garden. Fantastic floor to ceiling fitted storage units which will be ideal as a fitted wardrobe or for storage space. This room has been fitted out as an office which includes ducting for the cables, also fitted open shelves.

Stairs to first floor landing

The landing has been cleverly fitted out with storage units to provide a quiet study space.

Bedroom One 4.64 m x 5.1 m

Gorgeous double aspect bedroom with windows, roof lights facing north and south beautiful countryside views. Extensive floor to ceiling fitted units providing superb storage space.

Ensuite 1.87 m x 1.65 m

Shower, WC, wash hand basin, large roof light facing south.



Bedroom Two 4.2 m x 2.6 m

Double bedroom with large fitted wardrobe space, large south facing roof light with excellent views.

Bathroom 2.66 m x 1.65 m

Bath, WC, wash hand basin, power shower.

Bedroom Three 4.94 m x 2.36 m

Ideal children's single bedroom with a genuine Sliderobes wardrobe providing good integrated storage space, large window facing north.

External Office / Show Room 3m x 4m

Practical detached building, which is a highly insulated, weather clad office/study or relaxation room. This has an amazing triple aspect with windows north, south and west. Inside there is a wooden floor and a vaulted ceiling giving an extra sense of space.

Services

All mains services are connected including electric, telephone, mains water, private septic tank. UPVC double glazed windows throughout, Oil fired central heating with TRV's fitted onto the radiators, two open fires. There is also a super-fast high speed fibre broadband connected to the office.





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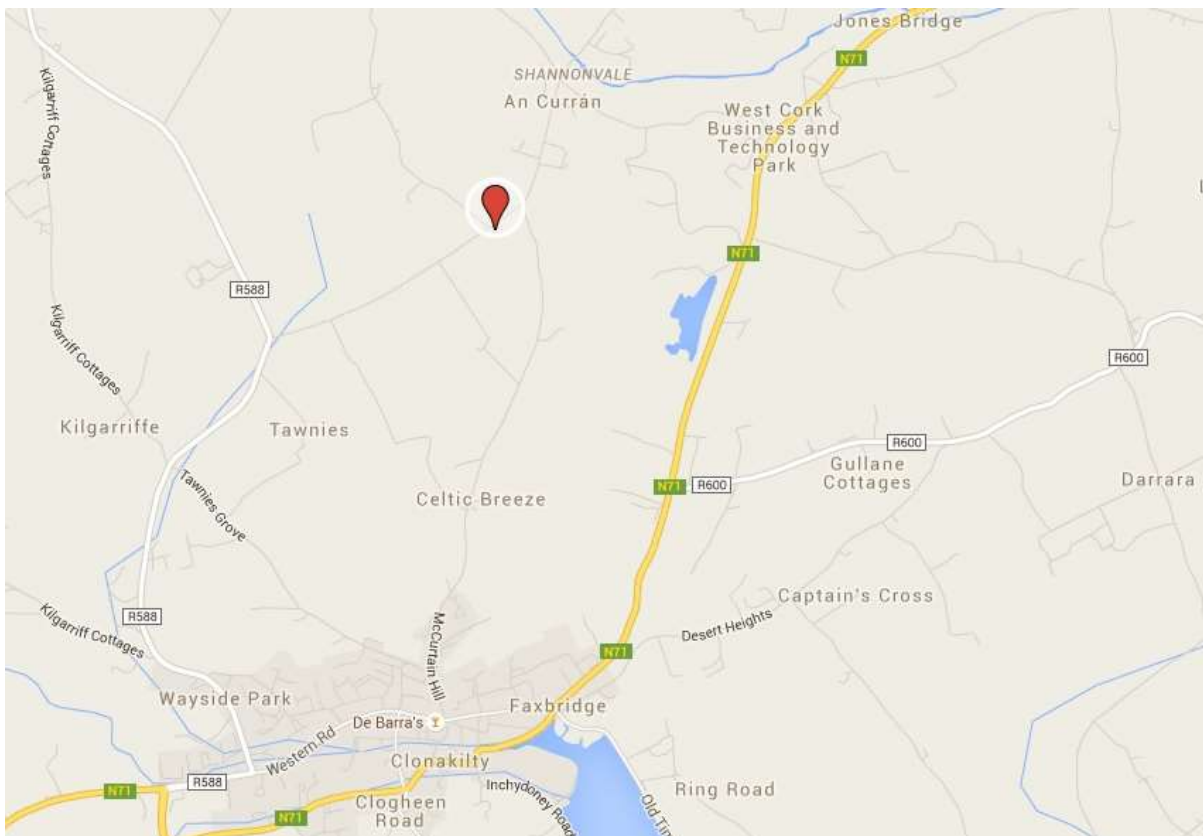
Outside

The property is approached via a gravel driveway with stone wall and pillars and car parking to the front. The gardens are fitted out with low maintenance shrubs and hedging and have been professionally planned to allow for colour all year round. There are excellent little nooks and distinctive garden areas. The highlight of which being the raised deck and patio area which takes advantage of a sunny south west facing position. There are also four raised vegetable plots which are ideal for the "Grow your own" enthusiast. Also included is a raised tree house which is in need of attention.

Directions

From Clonakilty drive north up McCurtain Hill and up past Clonakilty Garda Station. Keep going for a mile and take the road going left (white concrete posts on right side). The house is the 4th on the left.

Location Map



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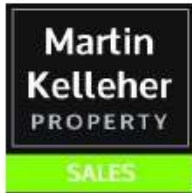
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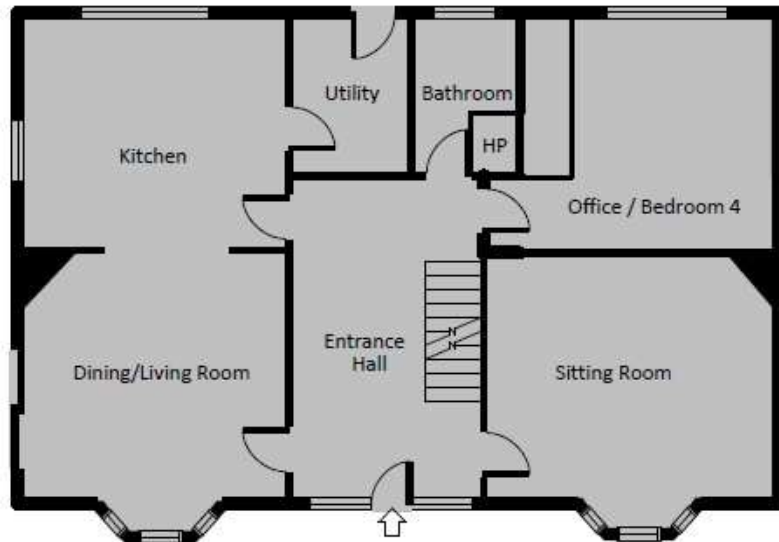
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Ground Floor



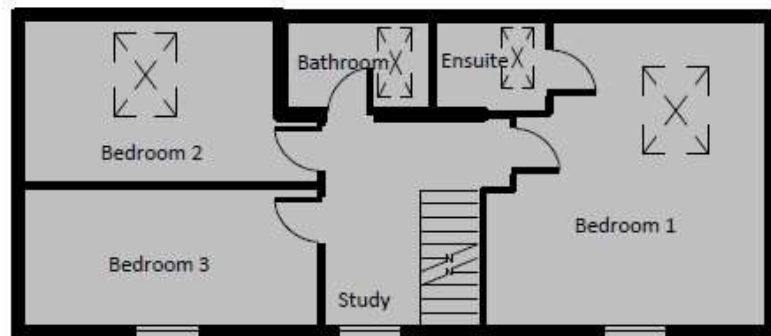
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For identification only - Not to scale



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First Floor



Important Notice

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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