

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Anvil House, Templebryan South, Clonakilty P85 DX78

- Main Points:**
- Walled in, manicured gardens – Over half an acre of land
 - C. 2380 ft² dwelling with self-contained apartment of c. 570 ft² & double garage
 - 2 miles from Clonakilty town, 1 mile from West Cork Technology Park & N71
 - Accom. incl. 4/5 bedr., 3 reception rooms, large kitchen/dining room, utility room, downstairs bathroom, sunroom, upstairs bathroom & shower room
 - Self-contained apt. incl. large kitchen/living room bedroom & shower room

AMV € 480,000

BER B3

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CRO No. 68453



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Institute of Professional
Auctioneers & Valuers

Martin Kelleher Property Services are delighted to be instructed to sell this flawlessly presented, luxurious dwelling of 2450 ft² plus self-contained apartment of 570 ft² with double garage. Hidden away in a quite Cul De Sac residential enclave in the village of Shannonvale, this property is less than 2 miles from the award-winning Clonakilty town, 1 mile from West Cork Technology Park and the main N71 Cork road. The attentive owners have lavished time, love & money on this property - the highlight is the secluded, walled in, manicured gardens that make you feel you should take your shoes off going outside. The bright, light filled interior allows for tremendous scope & flexibility & can include 4/5 bedrooms, 3 reception rooms, entrance hall, large kitchen/dining room, utility room, downstairs bathroom, sunroom, upstairs bathroom & shower room. The self-contained apartment includes a large kitchen/living room with double bedroom & shower room. Viewing is highly recommended.



Accommodation 221 m²/2383 ft²

Entrance Hall

Comfortable & welcoming entrance hall, very spacious & under stairs storage.

Sitting Room 8.2 m x 3.5 m / 5 m

Fabulous double aspect sitting room with windows east & south, large feature fireplace with electric fire insert (open fire still working) & high-grade carpet.

Kitchen/Dining Room 6.2 m x 2.1 m / 4.1 m

Impressive double aspect room and views out over the garden. Plenty of dining space. Also excellent counter space with plenty of floor & eye level units. Professional gas 5 ring stove & electric oven. Tiled floor.

Utility Room 1.8 m x 2.8 m

Practical, spacious utility room with tiled splashback, plenty of floor & eye level units, sink. Plumbed for washing & drying. Door out to the sunroom.



Sunroom 4 m x 3 m

Beautiful room to spend time in. Excellent light from the triple aspect windows and with lovely views over the garden, tiled floor and double doors out to the garden.

Guest Bathroom 2.5 m x 2.8 m

Spacious bathroom with WC, wash hand basin, bath, separate double power shower and bidet.

Office/Study/ Bedroom Four 3.5 m x 3.8 m

Bright room with double aspects south and west. High grade carpet.

Bedroom Four/Five 3.5 m x 3.6 m

Spacious downstairs bedroom with excellent double aspects west & north. High grade carpeted floor.

Carpeted stairs to first floor landing

Large airing cupboard and separate walk in closet.

Bedroom One (Main Bedroom Ensuite) 5.6 m x 3.1 m

Large double bedroom ensuite. Double aspects east & south. High grade carpet.

Ensuite 3.5 m x 1.4 m

WC, wash hand basin, tiled floor and separate shower.

Bedroom Two 4 m x 5 m

Large double bedroom with lovely countryside views & vaulted ceiling giving a nice character. High grade carpet.

Bedroom Three 3.5 m x 4.7 m

Spacious double bedroom with aspects north & south. High grade carpet.

Bathroom 4.4 m x 1.4 m

Bath, WC, wash hand basin, separate pumped shower.



Services

Mains water, private bio cycle septic tank, uPVC double glazed throughout, Oil fired central heating with thermostatic radiator valves, security alarm system.

Double garage with separate apartment 6.1 m x 8.6 m

Double roller door into garage with plenty of space for 2 cars. Separate dual access into the upstairs apartment. This has an independent heating system fuelled by a gas tank with a combi boiler giving instant hot water. Potential to convert into larger accommodation.



Open plan living area 6.1 m x 5.5 m

Large living space and kitchenette cooker, fridge, freezer, sink & floor level units.

Bedroom 4 m x 3 m

Double bedroom with French pine floor and south facing window.

Shower Room 1.5 m x 3 m

WC, wash hand basin, bidet, separate shower.

Outside

The property has a high wall surrounding giving great privacy. Double electric gates give access to a large parking area in front of the garage. To the side is a walled in enclosed area ideal for vegetable growing. The front, side & rear is laid out in manicured lawns. There is an abundance of flower beds & shrubs planted which are now maturing beautifully. There is a small glasshouse to the rear and a lovely patio off the sunroom.



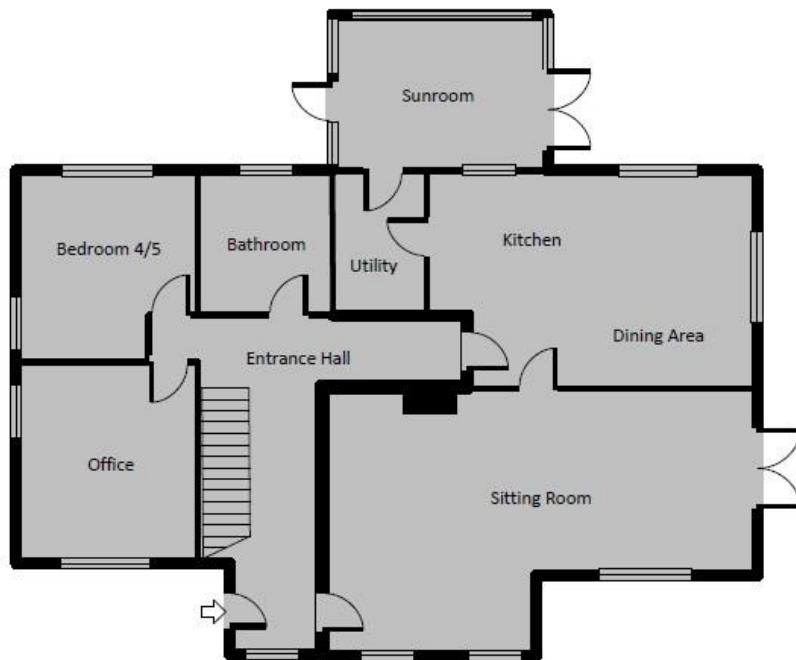
Directions

Type P85DX78 into google maps. Driving from Clonakilty, head north into Shannonvale. Just before the village head right into the Cul De Sac. From Shannonvale Pub leaving with it on the right hand side drive up the hill towards Clonakilty. After c. 260 m there is a left turn into a small enclave of 3 houses. Anvil House is on the left.

Ground Floor



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First Floor



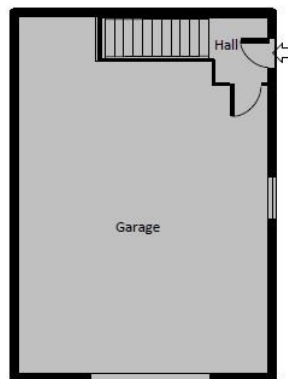
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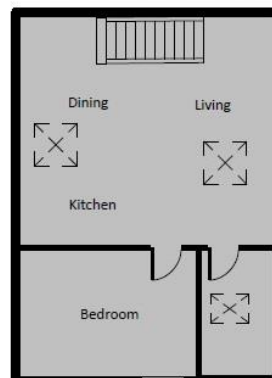
Garage



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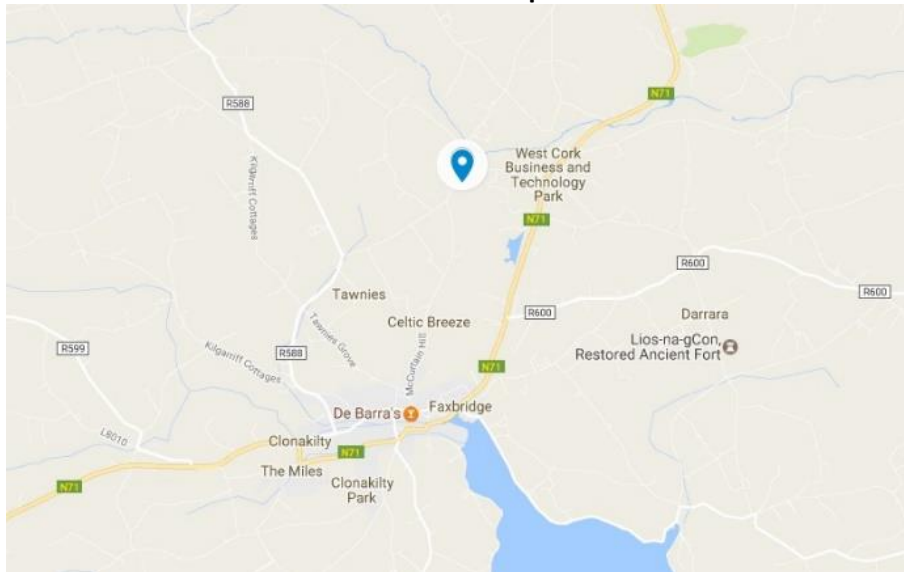


Apartment above Garage





Location Map



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