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**AUCTIONEERS &
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**10 McCurtain Hill, Clonakilty,
West Cork, P85 K230**

This 4 bed, bay windowed townhouse with a walled in rear garden is a beautiful and historic property, which is located in the heart of Clonakilty town.

Guide Price: €320,000



Ground Floor

Hall 6.79m (22'3") max x 1.03m (3'5")

Living Room 3.58m (11'9") x 3.11m (10'2")

Dining Room 3.11m (10'2") x 3.11m (10'2")

Kitchen 3.56m (11'8") x 2.04m (6'8")

First Floor

Landing: 3.11m (10'2") x 1.81m (5'11")

Family Bathroom: 2.65m (8'8") x 2.04m (6'8")

Master Bedroom: 4.24m (13'11") x 3.55m (11'8")

Bedroom 2: 3.11m (10'2") x 2.33m (7'8")

Second Floor

Second Landing: 3.11m (10'2") x 1.90m (6'3")

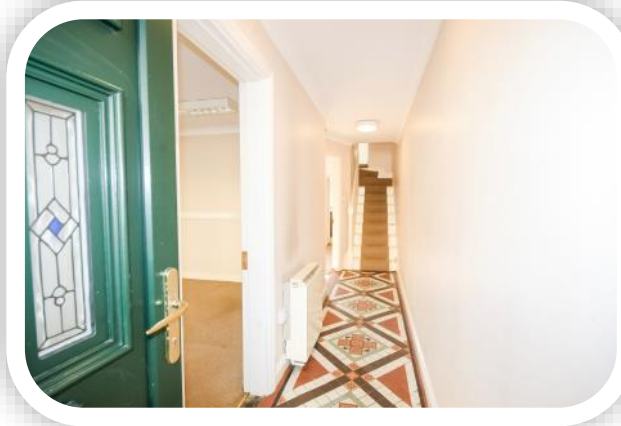
Bedroom 3: 4.24m (13'11") x 3.70m (12'2")

Bedroom 4: 3.11m (10'2") x 2.24m (7'4")



This stunning 3-level townhouse which was built in the early 1900s offers 1,100 square feet of floor space, whether you have teenagers or toddlers, this home provides an exciting opportunity to create your dream home in a

very affordable price range. The spacious interiors offer plenty of scope to put your stamp on it and transform it into your own private sanctuary. Lying unused for over two years it could also qualify for the vacant property refurbishment grant (conditions apply). Positioned between the garda station and the main street, the



location could not be more convenient, schools are also in close proximity. The walled-in garden to the rear is sheltered and private, it is in the shadow of the church tower which occupies the site to the rear. This house is perfect for a first-time buyer or someone who wants the convenience of living in town along with easy access to all amenities.

Services: Mains water and sewage, electric heating and broadband is available.



KITCHEN AREA

The kitchen area is positioned to the rear in an older style extension, it is a very bright space with a southerly aspect, the kitchen units are modest but the space is perfect with direct access to the rear garden.



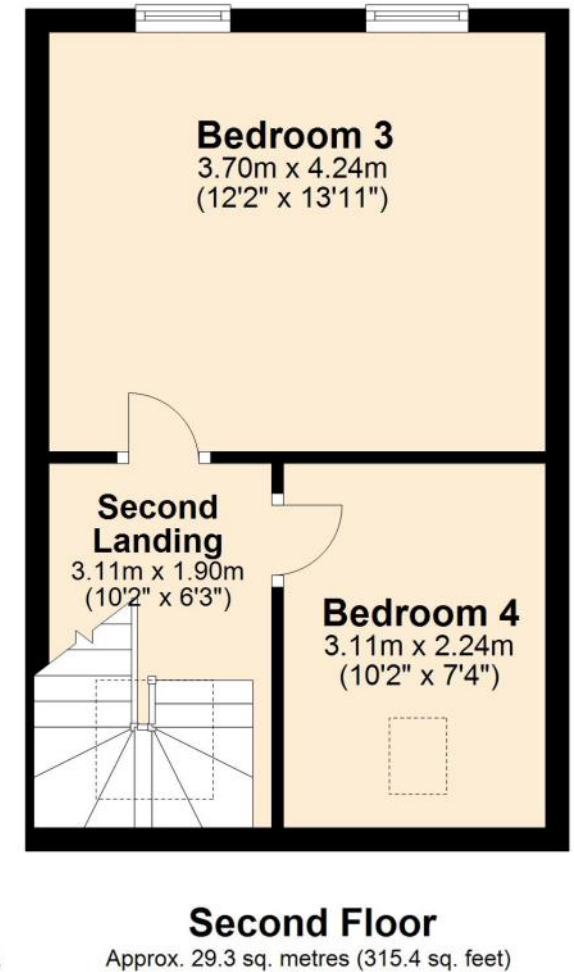
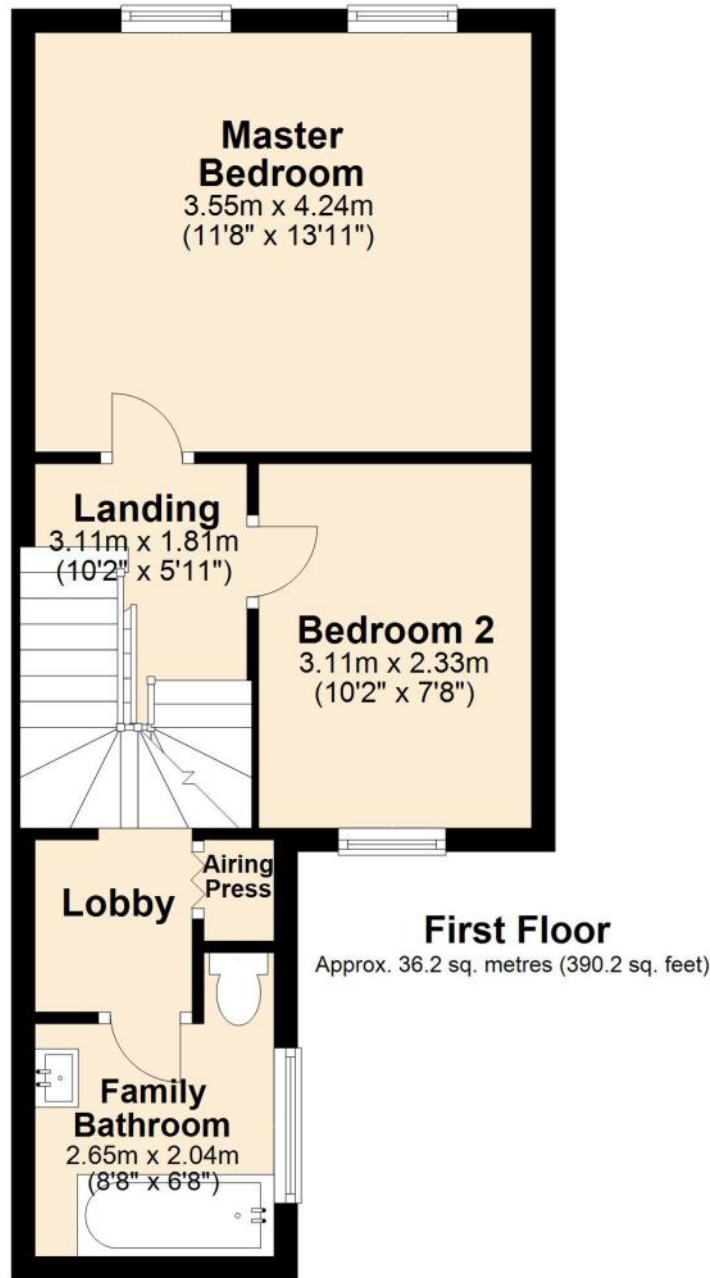
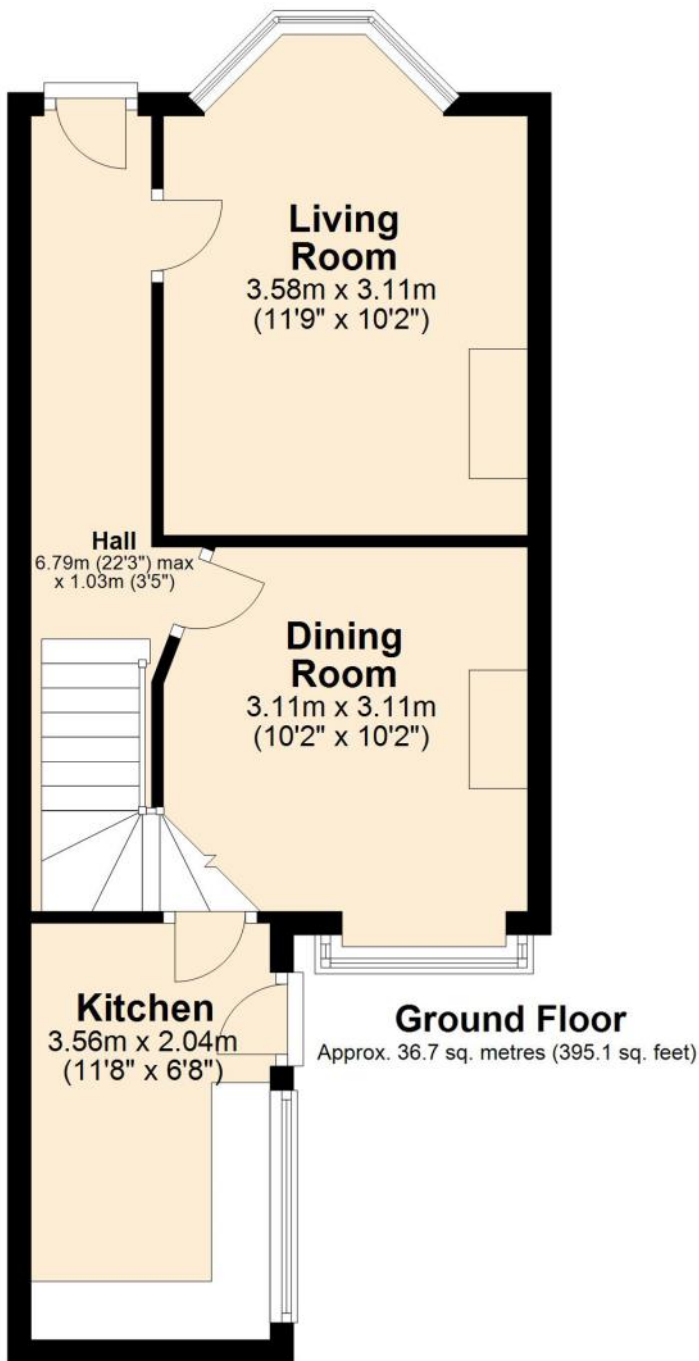
LIVING ROOM

This is one of two reception rooms, this room has a walk in bay window, back in 1907 its construction landed its owner in court, but the outcome was favourable so it can be enjoyed today giving a great view up and down the hill.



MASTER BEDROOM

This is a very spacious bedroom on the first floor, the third bedroom is directly overhead and is equally as spacious, there is an open fireplace fitted and the two windows overlook the street below.



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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