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**AUCTIONEERS &
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Park Road, Clonakilty,
West Cork,

This three-bedroom semi-detached home, complete with a garage and an enclosed rear yard, has been in a state of slumber for several years, longing for a complete renovation. Grants available.

Guide Price: €150,000



Ground Floor

Porch: 1.41m (4'8") x 1.05m (3'5")

Living Room: 4.05m (13'3") max x 3.47m (11'5")

Bedroom 1: 4.05m (13'3") x 2.40m (7'11")

Kitchen: 3.52m (11'7") x 2.26m (7'5")

Garage: 4.05m (13'3") x 2.32 (7'7")

Balcony: 11.45m (37'7") x 8.50m (27'11")

First Floor

Bedroom 2: 4.05m (13'3") x 3.39m (11'2")

Bedroom 3: 3.10m (10'2") x 2.48m (8'2")

This semi-detached 3-bedroom home has been in a state of slumber for several years, it's a sanctuary waiting to be awakened through comprehensive renovation. Despite its current state, it boasts promising features

including an attached garage and a secluded, sheltered rear yard, ensuring privacy and tranquillity. The guide price transparently acknowledges the refurbishment needed, yet highlights the property's potential. Its advantageous location and the possibility of grants tailored for vacant home restorations makes it an enticing prospect for a budget conscious buyer. Purchasing in this condition ensures the



optimal outcome for any investment, providing an opportunity to finish the home with one's unique style from the outset. It's a chance to truly make it your own and leave an indelible mark on the space from the get-go. It occupies a central location which is just 70 m from Scoil na mBuachaillí (a 22 -teacher school), 170 m from Clonakilty playground and just 3km from Inchydoney beach. Cork city and airport are approx. 45 min drive.

Services: Mains water and sewage, high speed broadband is available.



LIVING ROOM

Lying just beyond the front porch, the Living Room boasts the title of the largest space within the house. Its strategic positioning includes a doorway seamlessly connecting it to the kitchen dining area at the rear, a separate entrance leads to the ground floor bedroom.



GROUND FLOOR BEDROOM

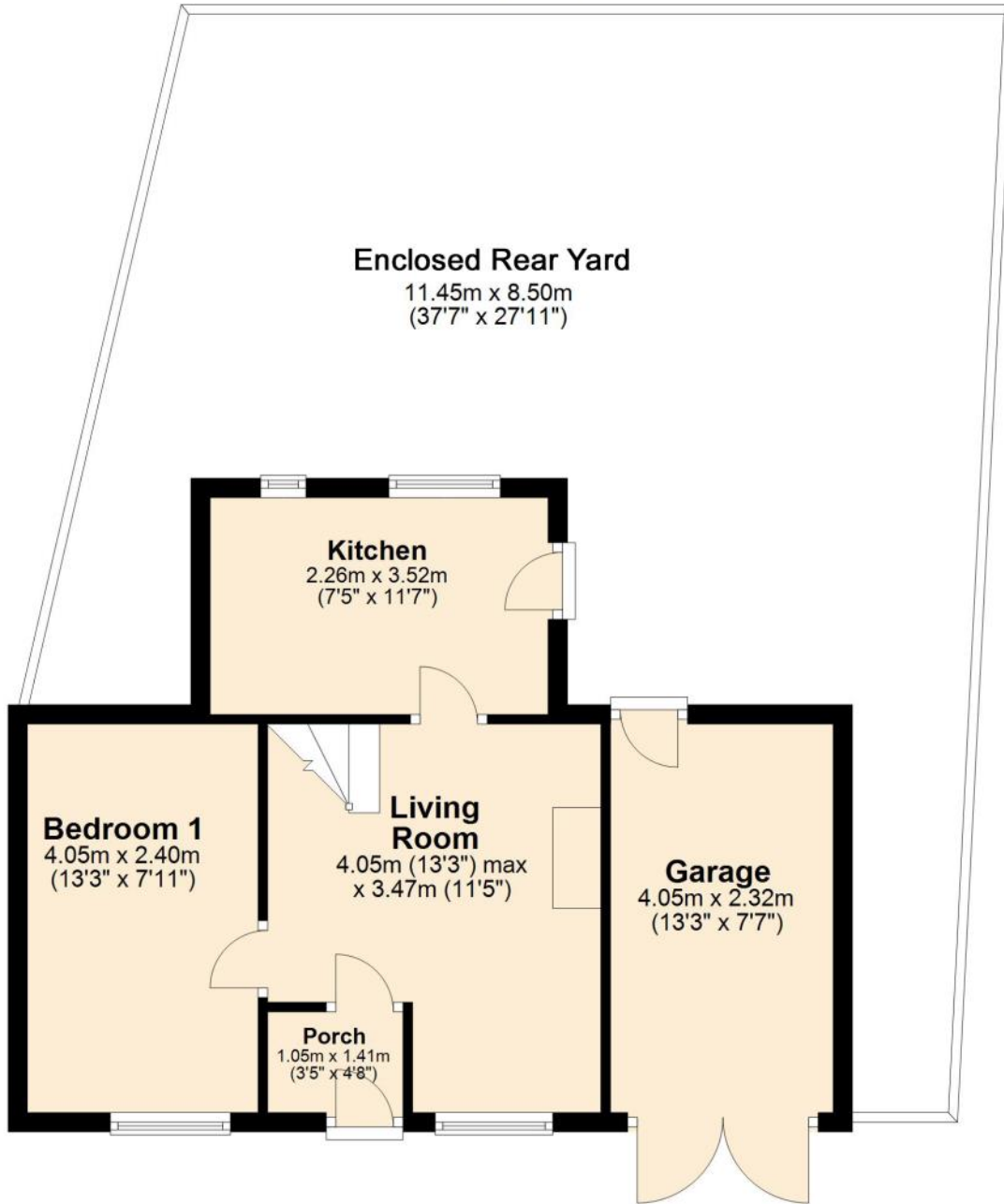
The ground floor bedroom boasts convenient access with a door opening directly from the living room, offering a seamless transition between spaces. Illuminated by a street-facing window, it invites natural light to grace the room throughout the day.



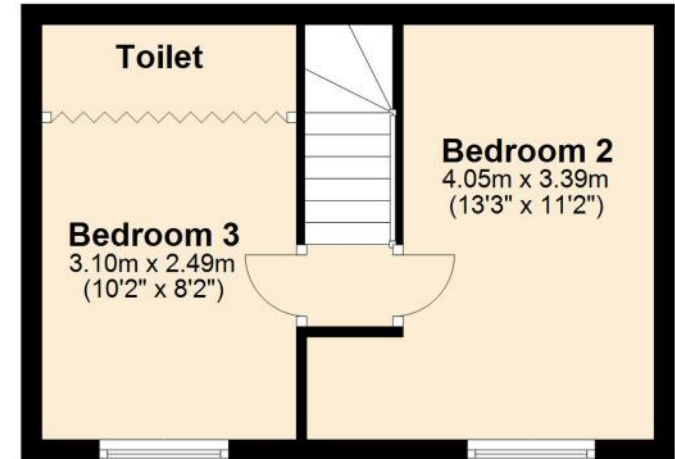
BEDROOM 3

Bedroom 3, situated on the first floor, stands out as the more spacious of the two bedrooms on this level. This distinction arises from the addition of a toilet at one end of bedroom two, allowing Bedroom 3 to offer more generous living space.

Ground Floor



First Floor



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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