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Celebrating Over 35 Years In Business

For Sale



59 Assumption Place, Clonakilty, Co Cork. P85XF64 **2 bed semi-detached close to town ctr.**

BER G >375

Paddy Murray Auctioneers are delighted to introduce to the market this perfectly positioned and well maintained 2 bed home. This charming home is in excellent internal condition, offering 70 sq meters of comfortable living space. Set on a generous corner site, this property enjoys both privacy and room to grow for those who require a little more space. Located a short stroll from the vibrant centre of Clonakilty with a host of amenities, it combines convenience with a peaceful residential setting. Homes in this sought-after area rarely come to market, and this one is sure to appeal to a wide range of buyers -- from first-time purchasers to those seeking a well kept home in a prime location. Viewing highly recommended.

BER number: 119783926 Energy performance: 573.83 kWh/m2/yr. CO2 indicator: 130 kgCO2/m2/yr

ACCOMMODATION

Hallway 1.47 X 1.79

Tiled flooring, recessed light, phone point, electrical fuse board, stairs to first floor, radiator.

Kitchen/Dining Room 4.83 X 3.80

Built in kitchen units, tiled surround, cooker point, extractor fan, plumbed for washing services tiled & timber flooring, fireplace, under stairs storage, timer for central heating, window to front & rear, door to garden, radiator.

Living Room 4.83 X 2.81

Timber fireplace with cast iron inset, timber flooring, built in units both sides of chimney, wall lights, window to front & rear.

Landing 1.96 X 1.74

Window to rear and garden, radiator.

Bedroom One 2.76 X 4.90

Timber flooring, built in wardrobe, window to front & rear, radiator.

Bedroom Two 3.02 X 3.15

Timber flooring, built in wardrobes, two windows to front, radiator.

Bathroom 1.70 X 2.15

Fully tiled, WC, WHB, electric shower, window to rear, radiator.

Features:

Quiet mature location

Close to Clonakilty town ctr

Corner site with south & west facing garden

Oil fired central heating.

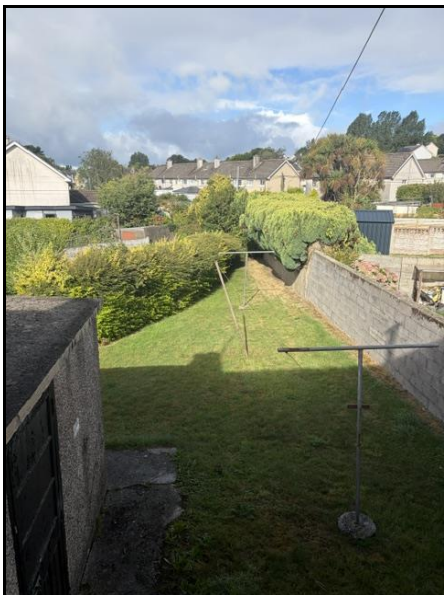
Garden shed



Whilst every care has been taken in the preparation of this brochure, we are not responsible for any inaccuracies made. Intending purchasers should satisfy themselves as to the correctness of the information given. PSRA number 001467



For illustrative purposes only. Not to scale



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