



Hodnett Forde

property services

12 ASSUMPTION PLACE, CLONAKILTY, WEST CORK P85 T884



BER E1

3 Bed Terraced House 900 ft²

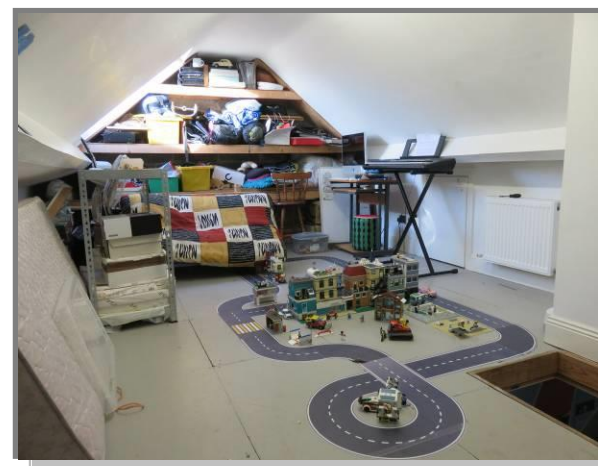
GPS: 51.6245, -8.8905

Attractive c.900sqft 3 Bed Townhouse conveniently located 2mins walk from Clonakilty Town Centre with a fabulous South facing rear garden stretching approx 50m in length. This family home has been upgraded and maintained well and features a modern kitchen, comfortable living room with built-in solid fuel stove and opens out to an enclosed garden room ideal for al-fresco dining, storage etc.

The first floor is laid out with 3 bedrooms, a family bathroom and a stira stairs leads to the large converted attic. This house has an abundance of storage and suits first-time buyers, investors and downsizers given its proximity to town, turn-key condition and unique spacious rear garden.

Services: Dual Fuel Heating (Oil & Stove)

Mains Water, Mains Drainage, Broadband



ASKING PRICE: €245,000

IMPORTANT NOTICE: Whilst every care is taken in the preparation of these details, their accuracy is not guaranteed, nor do they constitute a contract or part thereof.

Negotiator
Andy Donoghue MIPAV. REV.
087 2372347

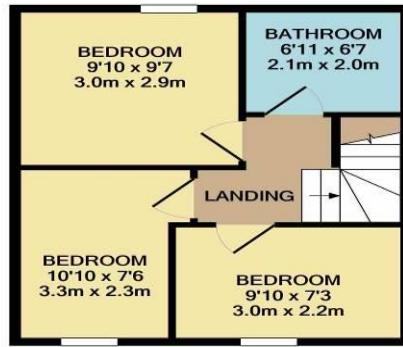
Emmet Square
Clonakilty
Co. Cork
P85 PH22
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PSRA Licence No 001170





GROUND FLOOR
 APPROX. FLOOR
 AREA 555 SQ.FT.
 (51.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 338 SQ.FT.
 (31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)

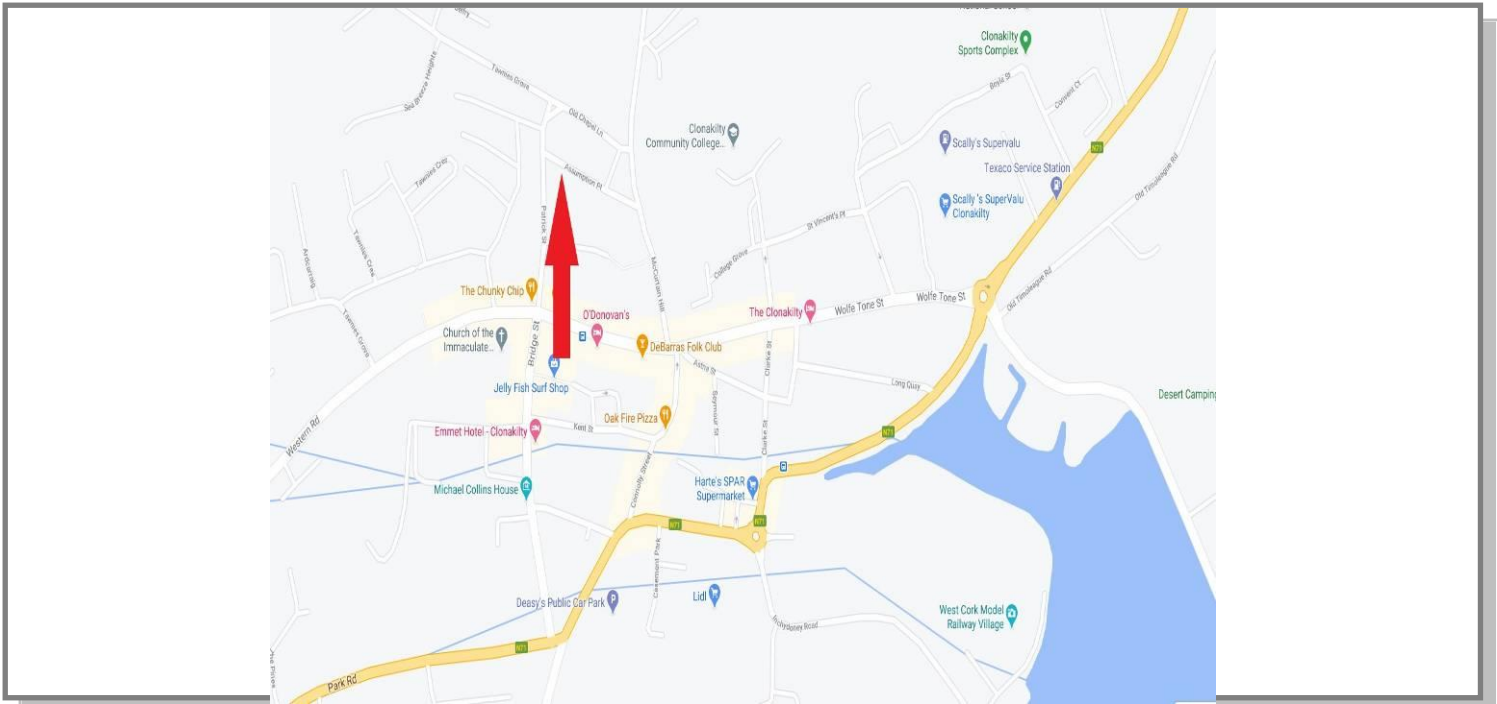
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Large rear garden with a south facing aspect

The first floor is laid out with 3 bedrooms, a family bathroom and a stairs leads to the large converted attic, with an abundance of storage.



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