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Celebrating 30 Years In Business



## For Sale



### **4 The Devonshire, Kilbrogan Hill, Bandon, Co Cork. P72 F678** **2 bed apartment with lift access**

Paddy Murray Auctioneers are delighted to bring to the market this impressive two bed first floor apartment situated in the highly regarded Devonshire development on Kilbrogan Hill, which is known for its quality, convenience and desirability. No 4 offers an opportunity to enjoy a level of luxury as well as a sense of space and comfort while having the added bonus of having lift access. Bright and well proportioned accommodation, quality features and walk-in presentation combine to make this apartment an attractive proposition for those seeking an easily managed home within walking distance of the town. Internally, this west facing apartment comprises two spacious double rooms, one ensuite, main bathroom and open plan living, kitchen, dining with views over Allen Square.

**BER B3**

143.66 kWh/m<sup>2</sup>/yr 25.09 kgCO<sub>2</sub>/m<sup>2</sup>/yr

BER Number 116972100

Whilst every care has been taken in the preparation of this brochure, we do not hold ourselves responsible for any inaccuracies made. Intending purchasers should satisfy themselves as to the correctness of the information given. Licensed by the PRSA 001467.

## ACCOMMODATION

**Hallway** 4.84 X 2.52  
Timber floors, hot press, phone point, double socket, radiator.

**Kitchen / Living / Dining** 6.93 X 5.52  
Built in kitchen units, extractor fan, integrated appliances, tiled floor, recessed lighting, Bay window to front, timber flooring in living area, five double sockets, phone point, TV point, two radiators.

**Bathroom** 2.28 X 1.68  
WC, WHB, bath, recessed lighting, fully tiled, radiator.

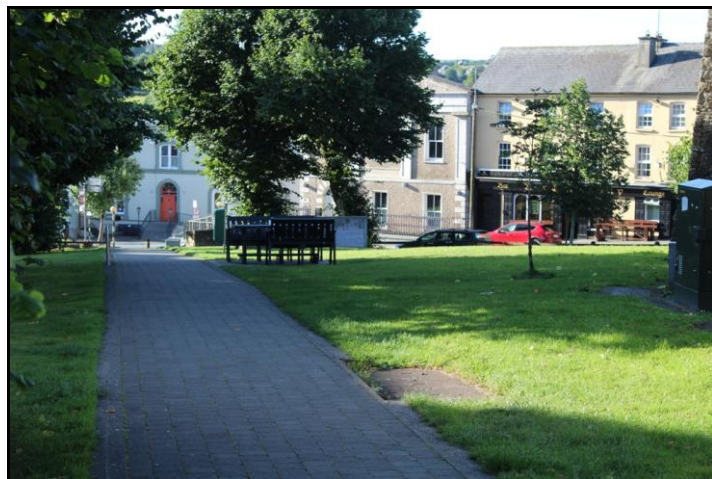
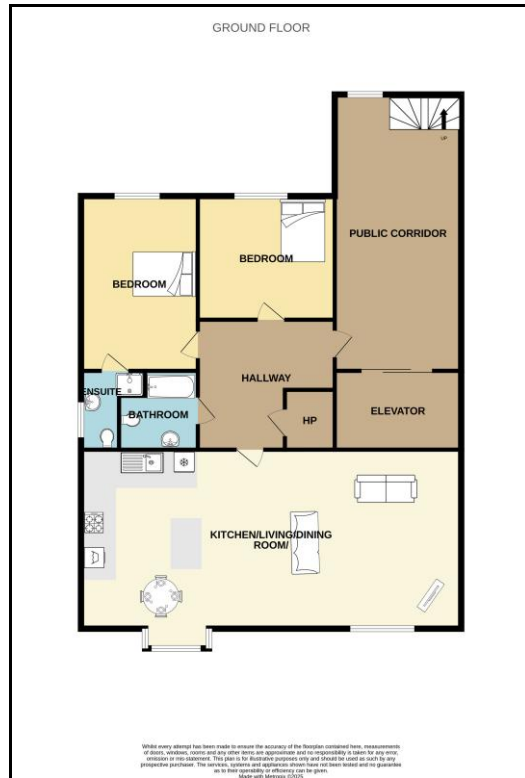
**Bedroom One** 2.96 X 4.63  
Built in wardrobes, timber flooring, three double sockets, TV point, recessed lighting, window to court yard, phone point, radiator.

**Ensuite** 2.77 X 1.17  
WC, WHB, electric shower, fully tiled, radiator.

**Bedroom Two** 3.59 X 2.97  
Built in wardrobe, window to courtyard, two double sockets, TV point, phone point, radiator.



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