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Celebrating 30 Years In Business

## *For Sale*



**8 The Millrace,** **BER C1**  
**McSweeney Quay,**  
**Bandon, Co Cork. P72 N883.**

### **Impressive 2 bed duplex**

Paddy Murray Auctioneers are delighted to present to the market this impressive 2 bed duplex apartment located in the heart of Bandon town. From the vast range of amenities on one's doorstep to the warm and welcoming atmosphere, number 8 offers the ideal purchase if you are looking to downsize or anyone looking for a low maintenance property. With excellent views of the Bandon River and Weir, this duplex features deceptively sized rooms, contemporary kitchen and bathroom with secure private parking at the rear, underneath. Internally, the property comprises of 2 spacious bedrooms, master bathroom, storage, bright open plan living, kitchen/dining with French doors opening onto a small south facing terrace and over 900 sq. feet of accommodation.

BER number: 113603542    Energy performance: 173.34 kWh/m<sup>2</sup>/yr.    CO<sub>2</sub> indicator: 34.09 kgCO<sub>2</sub>/m<sup>2</sup>/yr

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.

**Hallway** 1.96 X 3.10  
Timber flooring, storage, radiator, stairs to first floor.

**Kitchen/Dining Room** 3.76 X 3.75  
Built in kitchen units, integrated hob, oven, plumbed for washing services, tiled surround, extractor fan, timber flooring, radiator, French doors to balcony.

**Living Room** 4.03 X 5.82  
Timber flooring, storage, window to views, radiator.

**Kitchen / Dining Room** 5.96 X 3.58  
Built in kitchen units, TV point.

**Landing** 2.25 X 4.14  
Carpet flooring, storage, Stira to attic.

**Bedroom One** 3.45 X 3.85  
Carpet flooring, window to front, radiator.

**Bedroom Two** 3.98 X 3.50  
Carpet flooring, window to courtyard, radiator.

**Bathroom** 1.95 X 2.18  
Fully tiled, WC, WHB, bath with shower, Velux window.



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## Features:

- Close to all amenities**
- Views of river and weir**
- Off street secure parking**
- Low maintenance**
- Spacious accommodation**
- Secure and private access**

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