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## *For Sale*



### **7 Rosewood Rise, Bandon, Co Cork. P72 Y768** **3 bed mid terraced**

**BER C1**

Paddy Murray Auctioneers introduce to the market this well presented and superb 3 bed mid terraced home located on the verge of Bandon town but yet within 10 minutes walk to town center. Presented in turnkey condition in the well-established Rosewood estate, No 7 will appeal to both first time buyers and growing families alike. The light filled interior of No 7 briefly comprises; a generously sized hallway with wc, a bright light filled living room to the front, an open plan kitchen/dining opening out onto a private patio to the rear. There are 3 bedrooms on the first floor, one with en-suite and the master bathroom completes the accommodation. Viewing is highly recommended.

BER number: 106210263    Energy performance: 172.26 kWh/m<sup>2</sup>/yr.    CO<sub>2</sub> indicator: 34.84 kgCO<sub>2</sub>/m<sup>2</sup>/yr

**Hallway** 4.33 X 2.07  
Timber flooring, stairs to first floor, guest wc, phone point, one double socket.

**Living Room** 4.33 X 3.60  
Timber flooring, fire place with timber surround, window to front, radiator.

**Kitchen L shaped** **K** 5.36 X 2.13  
**D** 2.99 X 2.35  
Built in kitchen units with integrated hob and oven, tiled surround, plumbed for washing services, tiled flooring, 2 radiators, five double sockets, cooker point, double doors to garden.

**Bedroom One** 2.92 X 3.59  
Carpet flooring, 2 windows to front, radiator, build in wardrobes.  
**en-suite** 0.89 x 2.90 with shower, wc and whb

**Bedroom Two** 3.60 X 3.01  
Carpet flooring, built in wardrobes, radiator, two windows to rear, two double sockets.

**Bedroom Three** 3.60 X 2.71  
Built in wardrobe, carpet flooring, one double socket, radiator.

**Bathroom** 2.50 X 2.37  
Tiled flooring, WC, WHB, bath with power shower, window to front.

**Features:**

**Quiet mature location**  
**Gas fired central heating**  
**Private rear garden.**  
**Bright airy accommodation**



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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