



67 South Main Street, Bandon, Co. Cork.
Tel: 023 / 8844485 Fax: 023 / 8820199

www.pmauctioneers.ie
pmauctioneers@gmail.com
Celebrating Over 35 Years In Business

For Sale



**5 Ballymodan Place,
Bandon, Co Cork. P72 T625**

Imposing townhouse with rear garden access

Paddy Murray Auctioneers are delighted to bring to the market this 2/3 storey townhouse in a great central location. The location is second to none in terms of convenience with SuperValu and the Shopping Ctr only a short stroll away and enjoying an exclusive setting in this most popular location between Castle Road and South Main Street thus providing the discerning purchaser with great ease to every conceivable amenity on your doorstep. Prospective buyers will be impressed with its bright, well proportioned accommodation, large garden and this house isn't small by any means, stretching to 180 sq mtrs and a further 40 sq meters in the attic. Approached to the front through cast iron gates, the property is in need of renovation throughout but in the right hands presents a wonderful opportunity for a discerning buyer to put their own stamp on the house and create a lovely home. The enclosed rear garden is extremely private and is accessible via a gated side entrance.

BER number: **Energy performance:** kWh/m2/yr. **CO2 indicator:** kgCO2/m2/yr

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. Licensed by the PSRA 001467

Hallway	1.20	X	4.43
Living Room Fireplace, window to front.	3.76	X	4.48
Lounge Fireplace, window to front.	2.84	X	4.55
Back Hall Door to rear, stairs to first floor.	3.90	X	3.13
Utility Room	2.94	X	1.72
Dining Room Fireplace.	3.04	X	3.71
Kitchen Door to rear.	2.32	X	3.86
Bedroom One Window to side.	4.64	X	3.82
Bedroom Two Fireplace, window to front.	4.76	X	3.11
Bedroom Three Fireplace, 2 windows to front & side.	4.49	X	4.78
Bathroom	3.53	X	1.81
Attic Rooms	4.82	X	4.02
	4.63	X	3.11
	5.01	X	2.17

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For illustrative purposes only. Not to scale



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