

FOR SALE

**The Old Surgery, Clontead Beg,
Coachford, Co Cork P12 FN50**



We are delighted to present to the market this charming detached 3-bedroomed bungalow. The bungalow stands on approx. half acre of level land on the edge of the lovely village of Coachford.

Formerly a doctor's surgery, the well-appointed property has lots of space and ample parking.

The village of Coachford has a numerous amenity, Primary school, secondary school, pre-school, Post Office, pubs and restaurants. 17 km from Ballincollig, 13 km from Macroom and 25km from Cork city.

ACCOMMODATION

Entrance Hall: 15ft x 4ft 9
Carpet. Glass panelled PVC Door.

Living room: 18ft 4 x 12ft 8
Wood Stove. 2 windows. Laminated timber flooring.

Kitchen: 7ft 9 x 11ft 4
Fully fitted wall and floor kitchen units. Tiled flooring. Tiled splashback.
Window. Door to rear garden. Plumbed for dishwasher and washing machine.
Built in extractor fan.

Bedroom 1: 12ft 2 x 12ft 3
Carpet. Window.

Bedroom 2: 11ft 2 x 10ft 9
Carpet. Window

Bedroom 3: 11ft 10 x 9ft 4
Carpet. Window.

Bathroom: 7ft 10 x 5ft 2
Fully tiled walls and flooring. Window. Three-piece bathroom suite with electric shower over bath.

SERVICES

- Mains water
- Septic tank.
- Storage heating.

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 004540