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Celebrating Over 30 Years In Business

## *For Sale*



**BER D1**

### **“Nuecum”, 3 Clonakilty Road, Bandon, Co Cork. P72 N254 3 bed bungalow close to town**

Paddy Murray Auctioneers are pleased to present to the market, “Nuecum” which is an inviting three bed detached bungalow located on the verge of Bandon town. Measuring to approx. 90 sq meters, this home enjoys an unbeatable cul de sac location situated within a small development of mature detached bungalows, which offers a wonderful peaceful setting, yet is within walking distance of a wealth of local amenities. The property enjoys a pleasant outlook over an open-green space to the front which is also an ideal space for those with young families. To the front there is ample space for secure parking while to the rear is a detached garage and a wonderfully private south facing garden and yard. Overall, if you are looking for a convenient family home that has great potential you should arrange a viewing today. Viewing is highly recommended.

BER number: 114789837 Energy performance: 238.05 kWh/m<sup>2</sup>/yr. CO<sub>2</sub> indicator: 60.15 kgCO<sub>2</sub>/m<sup>2</sup>/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

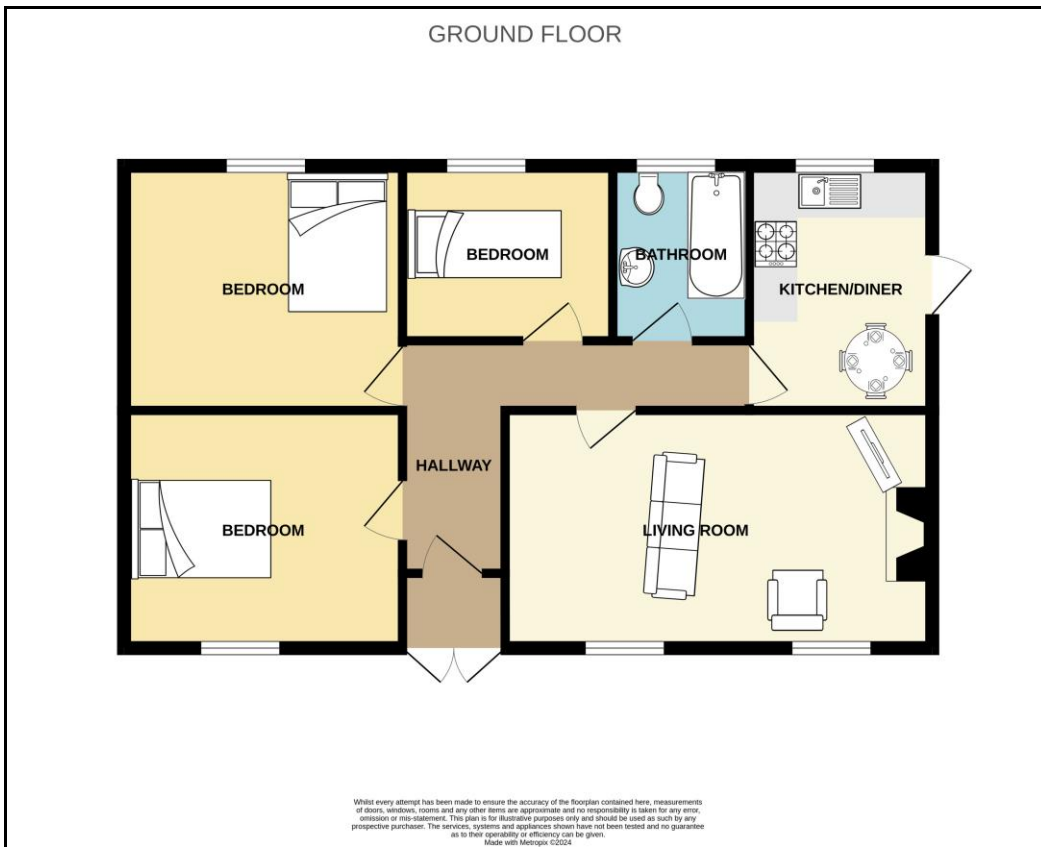
<b>Hall</b>	1.54	X	3.75
<b>Living Room</b> Built in units, fireplace, two windows, two radiators.	3.19	X	6.14
<b>Kitchen/Dining Room</b> Built in units, plumbed, tiled surround, door, radiator.	4.08	X	3.03
<b>Bathroom</b> WC, WHB, bath with electric shower.	3.02	X	1.94
<b>Bedroom One</b> Window to front.	3.22	X	3.29
<b>Bedroom Two</b> Window to rear.	4.00	X	3.20
<b>Bedroom Three</b> Window to rear.	2.99	X	2.94
<b>Garage</b>	8.00	X	3.50

**Features:**

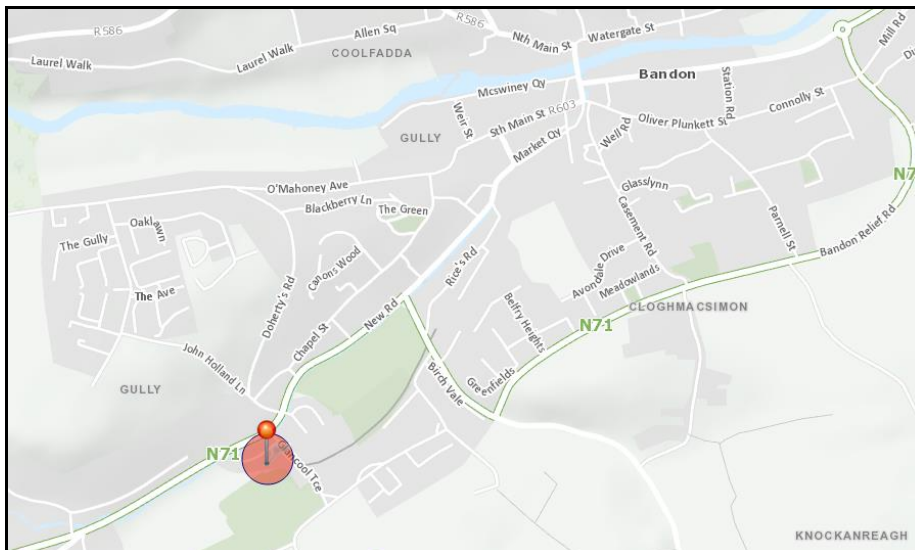
**Quiet mature location**  
**Oil fired central heating**  
**South facing rear garden**  
**Close to all amenities.**



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**For illustrative purposes only. Not to scale**



**Approx location**

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