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Celebrating Over 30 Years In Business

## *For Sale*



**BER C3**

### **29 Clancool Terrace, Bandon, Co Cork. P72 PR90** **3 bed terraced fully refurbished**

Paddy Murray Auctioneers are delighted to introduce to the market, this perfectly positioned and exceptionally well maintained 3 bedroomed home. Located in a highly convenient and sought after mature residential area just off the Kilbrittain Road, offering an unparalleled sense of convenience and within a short distance of a host of amenities. If first impressions count, the minute you set eyes on this stylish residence, you know your viewing experience will be something very special. Boasting all modern comforts any discerning purchaser would require whilst retaining a warm feel which enhances the property's already wide appeal. Presented in turn key condition this home has been well cared for by the current owner. The accommodation briefly comprises; an inviting hallway, spacious living room with fireplace, large open plan kitchen/dining with fully integrated kitchen over looking a great garden, utility room, fully tiled bathroom and a versatile study/bedroom. Upstairs there are two bedrooms and a bathroom which completes the accommodation.

Viewing is highly recommended.

BER number: 108873977 Energy performance: 222.47 kWh/m<sup>2</sup>/yr. CO<sub>2</sub> indicator: 46.89 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

**Hallway** 1.78 X 1.96  
Front door, tiled flooring, stairs to first floor, radiator.

**Living Room** 3.28 X 4.49  
Fireplace, timber flooring, window, radiator.

**Kitchen/Dining Room** 5.14 X 3.75  
Built in kitchen units with tiled surround, plumbed for washing services, radiator, French doors to garden.

**Utility Room** 1.77 X 2.64  
Door to rear, built in units, plumbed for washing services.

**Bedroom One** 2.51 X 4.48  
Window to front, radiator, door to hallway, door to bathroom.

**Bathroom** 1.77 X 2.42  
WC, WHB, fully tiled, shower.

## **Landing**

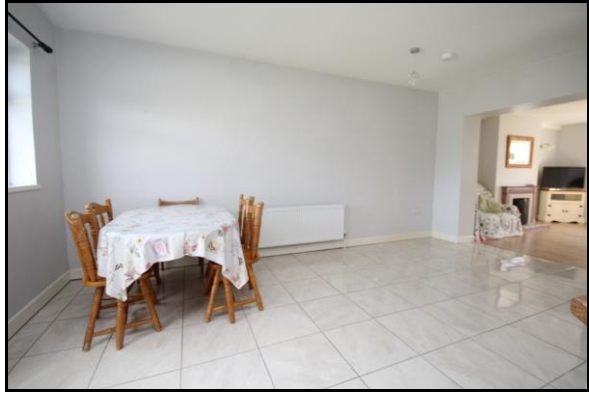
**Bedroom One** 4.48 X 2.53  
Window to front, window to rear, radiator.

**Bedroom Two** 3.29 X 3.33  
Window to front, hot press (gas boiler).

**Bathroom** 2.08 X 1.10  
WC, WHB, window to rear.

## **Features:**

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



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



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