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Celebrating 30 Years In Business



# For Sale



**West End,**   
**Ballineen, Co Cork. P47AD76**  
**2 bed townhouse with garden**

Paddy Murray Auctioneers are delighted to bring to the market this two bed townhouse measuring to 60 sq meters, ( 645 sq ft ) along a mature residential street and is situated only minutes from the many amenities in the area. Presented in very good condition, this home has been well cared for over the years. The accommodation briefly comprises, an inviting hallway, cosy living room with open fire, kitchen dining with south facing window to garden, fully tiled bathroom and a ground floor bedroom along with one large light filled bedroom on the first floor. Outside to the rear is a very manageable sized garden with a patio and decking area. West End is sure to appeal to many a discerning buyer – from the first time buyer or to those seeking to downsize to a low maintenance property, or indeed, astute investors seeking a strong rental income.

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 PRSA 001467.

## ACCOMMODATION

**Hall** 4.49 X 1.52

Stairs to first floor with under stair storage, tiled flooring, radiator.

**Living Room** 2.58 X 4.36

Feature stone built fireplace, built in unit, window to front, timber flooring, radiator, wall lighting, recessed lighting.

**Kitchen/Dining Room** 3.16 X 2.60

Built in kitchen units, tiled floor with tiled surround, plumbed for washing services, sink, extractor fan, window to rear garden, radiator.

**Bathroom** 3.56 X 1.14

Fully tiled, WC, WHB, shower, .

**Bedroom One** 2.27 X 3.11

Timber flooring, window to rear, radiator, central heating time clock.

**Bedroom Two** 2.90 X 3.38

Timber flooring, 2 windows to front, window to rear, built in storage, trap door to attic, radiator.



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