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Celebrating Over 30 Years In Business

## ***For Sale***



**Gaggin, Bandon  
Co Cork. P72TD29**

**BER A2**

### **Impressive A2 rated new build in great location**

Paddy Murray Auctioneers are delighted to announce a truly unique opportunity to acquire a large family home currently at builders finish, thus, allowing the new home owners to put their own stamp on the finished product. Rarely does the opportunity arise to buy a stunning new build within the much sought after enclave of Gaggin, which is only just over 4km from Bandon town and only 30 km to Cork City. Finished to the highest standards this impressive family home measures to close to 3,000 sq feet and comes with an high A2 energy rating, under floor heating and air to water heating system along with concrete first floor. Set on 0.47 acre, the property is cleverly designed to incorporate light and maximise space with the rear garden getting the all important evening sun. As you walk through the hall door the standard of build becomes apparent with attention to detail throughout and boasts high quality workmanship. The ground floor boasts of having ample living accommodation to include 2 reception rooms, a sunroom, study/bedroom and a very generous sized kitchen dining which is only enhanced by a separate utility room. Viewing of this superior family home comes highly recommended.

**BER number: 116539347    Energy performance: 27.09 kWh/m2/yr.    CO2 indicator: 3.47 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

<b>Entrance Hallway</b>	4.30	X	4.00
<b>Living Room</b>	5.00	X	2.90
<b>Family Room</b>	4.80	X	4.90
<b>Dining Room</b>	5.90	X	2.70
<b>Kitchen</b>	5.90	X	3.90
<b>Utility</b>	2.90	X	2.70
<b>Bathroom</b>	2.70	X	2.10
<b>Study/Bedroom</b>	2.80	X	4.30
<b>Sunroom</b>	4.15	X	5.00
<b>Bedroom One</b>	4.30	X	4.10
<b>Ensuite</b>	2.80	X	1.50
<b>Walk in Wardrobe</b>	1.30	X	1.50
<b>Bedroom Two</b>	3.30	X	4.90
<b>Bedroom Three</b>	3.90	X	4.90
<b>Bedroom Four</b>	3.00	X	5.90
<b>Bathroom</b>	2.70	X	2.90

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



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