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## ***For Sale***



**61 Thornfields,  
Bandon, Co Cork. P72 DN40**  
**Impressive 3 bed mid terraced**

**BER B3**

Paddy Murray Auctioneers are delighted to introduce to the market this well presented 3 bed mid terraced home. Located in a family friendly residential development just off the Macroom Road, No 61 is a perfect opportunity for any first-time buyer or young couple looking to acquire a spacious family home with close proximity to great schools and amenities. Its close proximity to the town would also make this home a lucrative investment. The light filled interior of No 61 briefly comprises; a generously sized hallway with wc, a bright light filled living room to the rear, an cosy kitchen/dining to the front. There are 3 bedrooms on the first floor and the master bathroom completes the accommodation while the south facing caps off this impressive home. Viewing is highly recommended.

BER number: 118640028    Energy performance: 131.16 kWh/m2/yr.    CO2 indicator: 25.74 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

**Hallway** 4.47 X 2.36  
Timber flooring, stairs to first floor, built in storage, radiator.

**W.C.** 1.36 X 1.58  
Tiled flooring, WC, WHB, window to front.

**Kitchen/Dining Room** 4.40 X 2.60  
Tiled flooring, built in kitchen units, integrated hob & oven, tiled surround, plumbed for washing services, timer for central heating, breakfast bar, window to front, radiator.

**Living Room** 4.38 X 5.17  
Timber flooring, fireplace, double doors to garden, radiator.

**Landing** 2.04 X 3.52  
Hot press.

**Bathroom** 2.47 X 2.09  
Fully tiled, WC, WHB, bath, electric shower, extractor fan, window to rear, radiator.

**Bedroom One** 3.75 X 2.98  
Carpet flooring, built in wardrobe, window to rear, radiator.

**Bedroom Two** 2.03 X 3.97  
Carpet flooring, walk in wardrobe, window to front, radiator.

**Bedroom Three** 2.67 X 2.98  
Carpet flooring, built in wardrobe, bed, built in desk, window to front, radiator.



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



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