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*Celebrating 30 years in business*

## *For Sale*



### **New Road, Bandon, Co Cork. P72T284**

**Paddy Murray Auctioneers are delighted to introduce to the market this eye catching building which located only minutes from the heart of Bandon's commercial / retail streets and is in an excellent trading position. What was once part of a larger grain mill the property has a neat shop / office on the ground floor with overhead living accommodation. Renovated in recent years the property stretches to over 4 floors and to circa 1,200 square feet. The living accommodation consists of 3 bedrooms, large kitchen / living and a utility on the ground floor. This is a great opportunity for anyone wishing to open a business and to live nearby or even to use the entire building as offices. Viewing Recommended and by appointment only.**

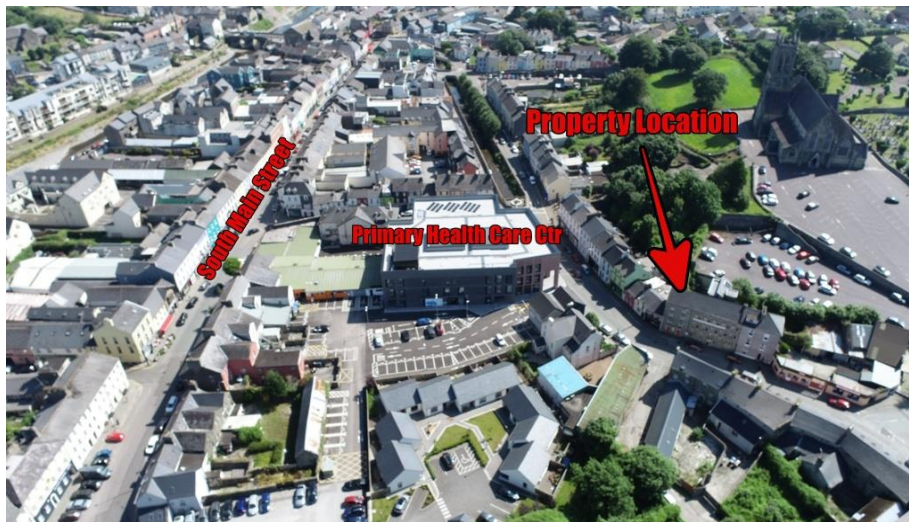


**BER NO:800401259**

**1729.02kWh/m2/yr**

**411.76kgCO2/m2/yr**

Disclaimer – Note the above particulars are confidential, and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Paddy Murray Auctioneers Ltd - Registered in Ireland. Company Reg. No. 432552. Registered office 67 South Main Street, Bandon, Co Cork – Directors: Paddy Murray, Damien Murray. V.A.T No. 9647570G



## Accommodation

**Shop / Office Area** 7m X 2.47m  
Exposed natural stone wall, built in shelving, timber floor.

**Utility Area**  
Stainless steel sink & drainer, built in shelving, ceramic tiled floor.

**W.C / W.H.B.**  
Ceramic tiled floor.

**Kitchenette** 2.5m X 1.67m  
Built in units, built in shelving, back door, ceramic tiled floor, ceramic tiled surround, plumbed for washing machine, three double sockets.

### Entrance hall to living accommodation: Staircase

#### First floor

**Bedroom One (front)** 3.06m X 2.42m  
Built in wardrobe, built in shelving, one double socket, one TV point, computer socket.

**Bedroom Two (back)** 2.94m X 2.1m  
Built in shelving, two double sockets, computer point.

**Shower Room** 1.97 X 1.37  
WC, WHB, shower, ceramic tiles.

#### Second floor

**Kitchen / Lounge** 7m X 3.34m  
Built in kitchen units, tiled floor, natural exposed stone walls, inset lighting, walk in pantry, four double sockets, one single socket, TV point.

#### Third floor

**Bedroom Three** 4.5m X 4m  
Raised bed area, walk in wardrobe, vaulted and beamed ceiling, exposed natural stone wall, built in storage area, three double sockets, one telephone point.

**En-suite**  
WC, WHB, bath, ceramic tiled floor, ceramic tiled wall to half height, velux window.

## Outside

### Outside

4.4m X 3m

Yard to rear with boiler / store house, oil tank.

Telephone  
Electricity

Mains  
Mains

Drainage Mains  
Heating Oil



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