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Celebrating Over 35 Years In Business

For Sale



**4 Hill Terrace, The Green,
Bandon, Co Cork. P72KV67**

4/5 bed character filled townhouse with large garden.

BER C ≤225

Paddy Murray Auctioneers are delighted to introduce to the market this perfectly positioned and exceptionally well maintained 4/5 bedroom character filled townhouse. Located in a highly convenient and sought after mature residential area, this family home offers an unparalleled sense of convenience and within a short distance to 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. The property has been extended and restored to its original Georgian splendour with many original features such as corniced ceilings, antique fireplaces and shuttered windows to name just a few. Upon entering the property, you will find an inviting tiled hallway leading to the right is a spacious living room with cast iron fireplace and shuttered windows. A bright kitchen/dining room to the rear of the house is bright and airy opening onto an enclosed rear garden. Upstairs there are five bedrooms and two bathrooms complete the accommodation. What's for sale here folks, is immeasurably more than just a gorgeous home, its gorgeous home in a wonderful location. Buy it and live the dream !
BER number: 105972426 Energy performance: 162.06 kWh/m2/yr. CO2 indicator: 40.95 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

Entrance Porch	1.22	X	2.168
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Tiled flooring.

Hallway	5.85	X	1.83
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Tiled flooring, Storage, radiator, stairs to first floor.

Living Room	5.82	X	4.19
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Fireplace, built in shelving, radiator, two windows to front, window shutters.

Kitchen/Dining/living Room

Kitchen	3.32	X	3.00
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Living Room	3.09	X	5.80
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Built in kitchen units, plumbed for washing services, integrated hob & oven, tiled surround, tiled flooring, Velux window, radiator, window to rear, two Velux windows, door to rear.

Utility/Pantry Room	3.13	X	2.24
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WHB, plumbed for washing services, storage, window to rear.

Guest WC	1.04	X	0.884
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Window to rear.

Bedroom One	4.25	X	2.29
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Built in wardrobes, radiator, window to rear.

Bedroom Two (Master)	4.36	X	3.52
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Fireplace, two radiators, two windows to front, window shutters.

Bathroom	2.57	X	1.87
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Fully tiled, WC, WHB, bath with shower, hot press.

Bedroom Three	3.31	X	2.62
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Timber flooring, radiator, window to front.

Bedroom Four	3.41	X	3.23
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Timber flooring, built in wardrobe, radiator, two windows to front.

Bedroom Five	2.27	X	2.62
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Timber flooring, radiator, window to rear.

Shower Room	1.43	X	1.98
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WC, WHB, shower, tiled, radiator, window to rear.

Accessible Attic	5.90	X	6.30
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Gym, storage.

Features:

Quiet mature location

Close to Bandon town

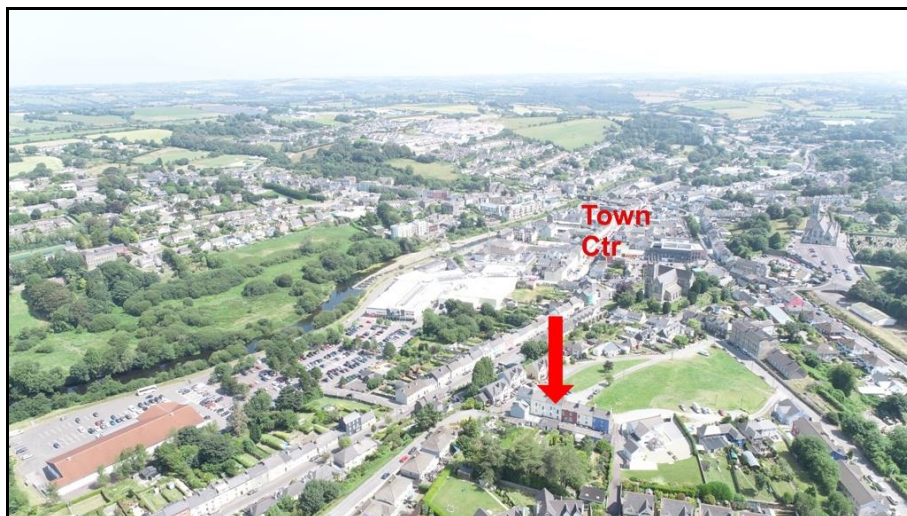
Loads of character



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For illustrative purposes only. Not to scale



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