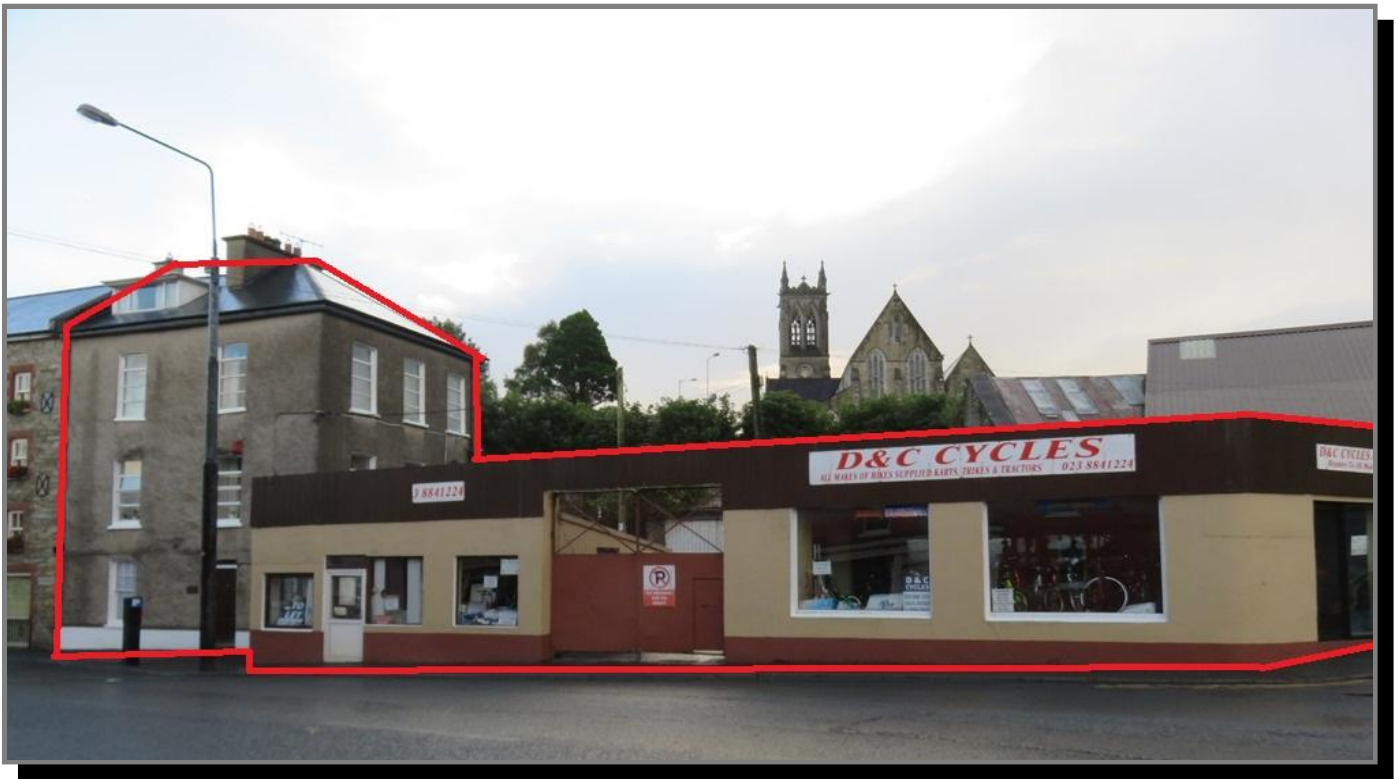




# Hodnett Forde

property services

**NEW ROAD, BANDON, WEST CORK P72PK68**



**BER EXEMPT**

## **4 Bed Detached House 1700 ft<sup>2</sup>**

**GPS: 51.7433, -8.7381**

Prominent Period Townhouse with side Retail/Commercial Unit situated on the Western entrance road to Bandon Town.

The Townhouse is laid out as a 3 Bedroom Residence over 3 floors and with a 1 Bedroom Self-Contained Apartment in the Basement having independent access. This building is in good condition and benefits from being newly re-roofed. The Retail/Commercial Unit extends to c.2900sqft of Floor Space incorporating a retail/showroom area to the front, large yard and multiple storage houses to the rear of the site. This property has excellent potential given its size and location.



**ASKING PRICE: €325,000**

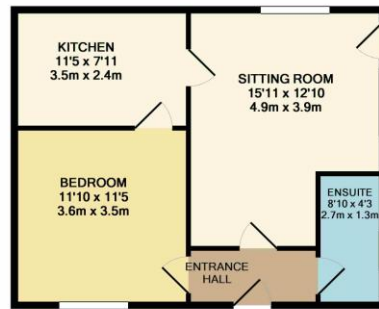
**IMPORTANT NOTICE:** Whilst every care is taken in the preparation of these details, their accuracy is not guaranteed, nor do they constitute a contract or part thereof.

**Negotiator**  
**Andy Donoghue MIPAV. REV.**  
**087 2372347**

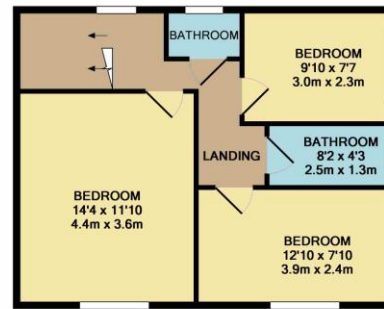
**Emmet Square**  
**Clonakilty**  
**Co. Cork**  
**P85 PH22**  
**Tel: 023 88 33367**

**PSRA Licence No 001170**

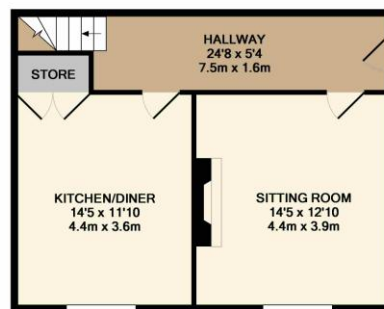




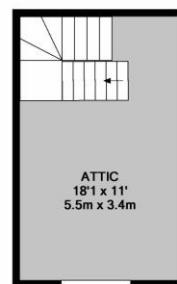
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.3 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 200 SQ.FT.  
(18.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1653 SQ.FT. (153.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2017





