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Celebrating 30 Years In Business

## ***For Sale***



**23 Castle Oaks, BER B3  
Bandon, Co Cork. P72Y092  
3 bed semi-detached close to town**

**Paddy Murray Auctioneers introduce to the market this well presented & superb 3 bed semi detached property on the verge of Bandon town. Presented in turn key condition overlooking a large green area in the well established Castle Oaks, number 23 will appeal to first time buyers and growing families. If first impressions count, the minute you set eyes on this stylish residence, you will know you may have found your new home, with all the modern comforts any discerning buyer would want. Built approx. 13 years ago, the property has a converted attic and with a respectable B3 energy rating, this is a warm and cosy home just waiting for its new owner,...will it be you !**

Whilst every care has been taken in the preparation of this brochure, we do not hold ourselves responsible for any inaccuracies made. Intending purchasers should satisfy themselves as to the correctness of the information given. Paddy Murray Auctioneers is licensed by the Property Services Regulatory Authority No. 001467

**Entrance Hallway** 2.00 X 5.50

Front door, stairs to first floor, radiator, guest wc.

**Living Room** 4.60 X 3.81

Open fireplace, built in units, bay window to front, radiator, French doors to:

**Kitchen** 6.00 X 2.64

Built in kitchen units with tiled surround, integrated hob and oven, plumbed for washing services, window and door to rear.

**Bathroom** 2.39 X 1.78

Fully tiled, window to rear, wc, whb, bath, radiator, extractor fan.

**Bedroom One** 2.88 X 3.20

Window to rear, radiator, built in wardrobes, carpet flooring

**Bedroom Two** 2.27 X 3.52

Ensuite – fully tiled, whb, wc electric shower, built in wardrobes, window to front, radiator.

**Bedroom Three** 1.88 X 2.29

Window front, radiator.

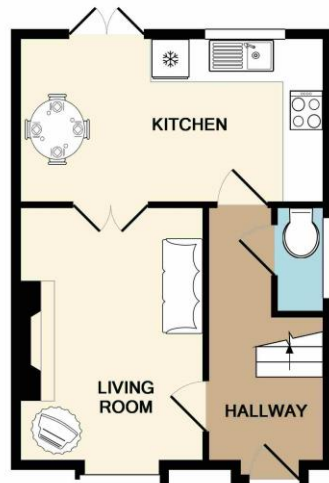
**Converted Attic** 4.91 X 3.56

Velux windows to rear, radiator, 4 double sockets.

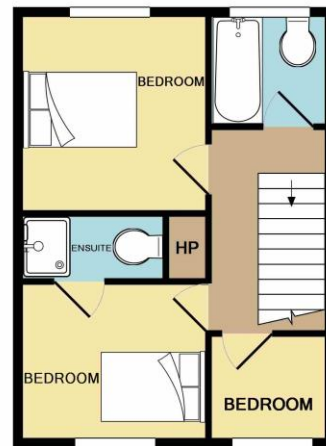


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GROUND FLOOR



1ST FLOOR

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  
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