

## 4 Mill Race Mews, Chapel Street, Bandon, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this spacious four bedroom end terrace property situated in a quiet residential location area within walking distance of Bandon town centre. While in need of modernisation, this property offers off street parking, a fully enclosed rear garden, and a convenient location close to amenities and just 30km west from Cork city.

Accommodation consists of reception hallway, guest w.c, living room, and kitchen/dining area on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom, and the main family bathroom.

**AMV: €295,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 111.5 Sq. M. / 1,200 Sq. Ft.
- Built in 1991
- BER C2
- In need of some modernisation
- Oil fired central heating
- Double glazed PVC windows
- Four spacious bedrooms
- Walking distance to Bandon town centre
- 30km west of Cork city
- Easy access to N71 road network
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

5.7m x 1.85m (18'7" x 6'0")

A solid wood door with glass panelling allows access into the main reception hallway. The hallway has carpet flooring, a dado rail, one large radiator, one centre light piece, a smoke detector, two power points, and access to the guest w.c.



## | LIVING ROOM

5.5m x 4.07m (18'0" x 13'3")

A very spacious main living room has one window to the front of the property, carpet flooring, one centre light piece, one large radiator, a feature marble fireplace, and six power points. Double doors allow access to the kitchen/dining area.



## | KITCHEN/DINING

3.61m x 6.02m (11'8" x 19'7")

The open plan kitchen/dining area has lino flooring throughout. The room has two light fittings, neutral décor, one large radiator, one window overlooking the rear garden, ample power points, and a door allowing access to same.

The kitchen features fitted units at eye and floor level, worktop counter, breakfast bar, splashback, stainless steel sink, integrated electric hob and ElectricLux single oven, space for a fridge freezer, plumbing for a washing machine and plumbing for a dishwasher.



## | GUEST W.C

1.61m x 0.8m (5'2" x 2'6")

The guest w.c features a two piece suite, carpet flooring.



## | STAIRS AND LANDING

3.97m x 2m (13'0" x 6'5")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one smoke detector, an access hatch to the attic, and access to the hot press.



## | BEDROOM 1

3.75m x 2.86m (12'3" x 9'3")

This spacious double bedroom has one window overlooking the front of the property, carpet flooring, ample built-in wardrobe units, one centre light piece, one radiator, and four power points. A door allows access to the en suite.



## | EN SUITE

0.81m x 1.44m (2'6" x 4'7")

The en suite features a three piece suite including a shower cubicle incorporating a Mira electric shower, carpet flooring, wall tiling.



## | **BEDROOM 2**

3.46m x 3.14m (11'3" x 10'3")

Another spacious double bedroom has one window overlooking the rear, carpet flooring, built-in wardrobe units, one centre light piece, one radiator, and two power points.



## | **BEDROOM 3**

2.57m x 2.77m (8'4" x 9'0")

This double bedroom has carpet flooring, neutral décor, one window to the rear, one centre light piece, two power points, and one radiator.



## | **BEDROOM 4**

2.7m x 2.66m (8'8" x 8'7")

This bedroom has varnished timber flooring, neutral décor, one window to the front, one centre light piece, two power points, and one radiator.



## | BATHROOM

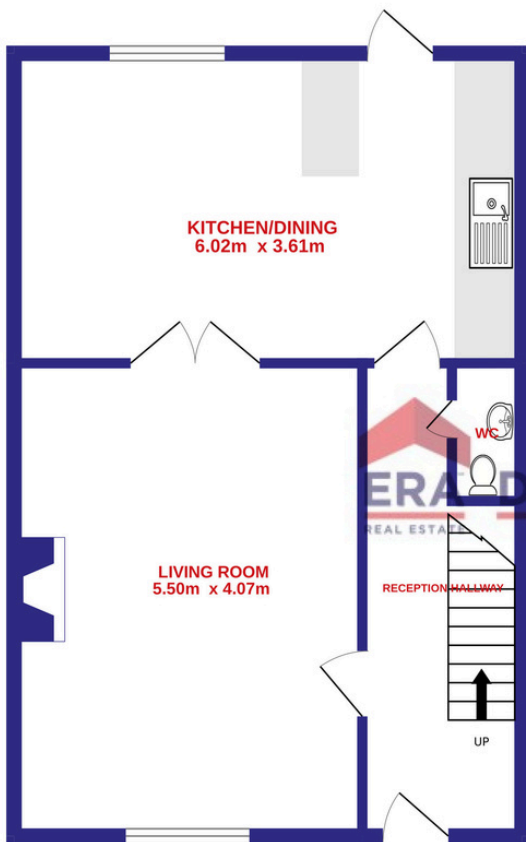
1.81m x 1.71m (5'9" x 5'6")

The main family bathroom features a mix of carpet and tile flooring. There is a four piece suite including a Mira Elite SE electric shower fitted over the bath. The room has attractive wall tiling, one frosted window to the side of the property, one centre light piece, mirror with lighting, wall-mounted shelving, and one large radiator.

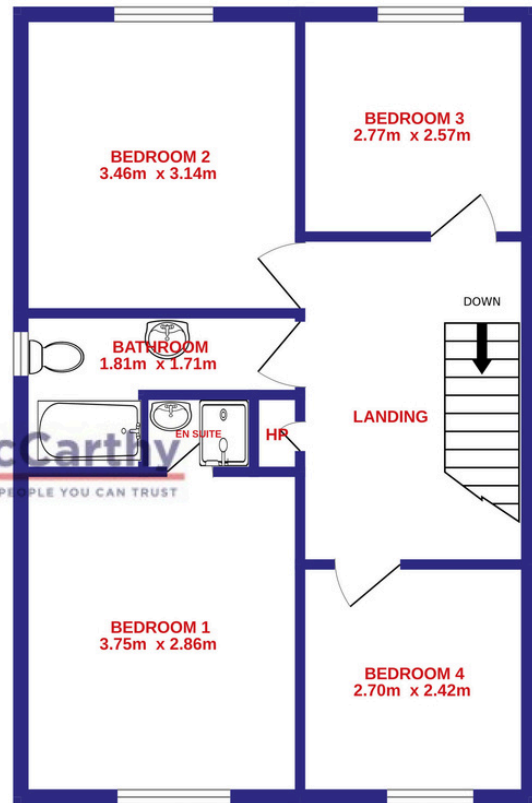


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR

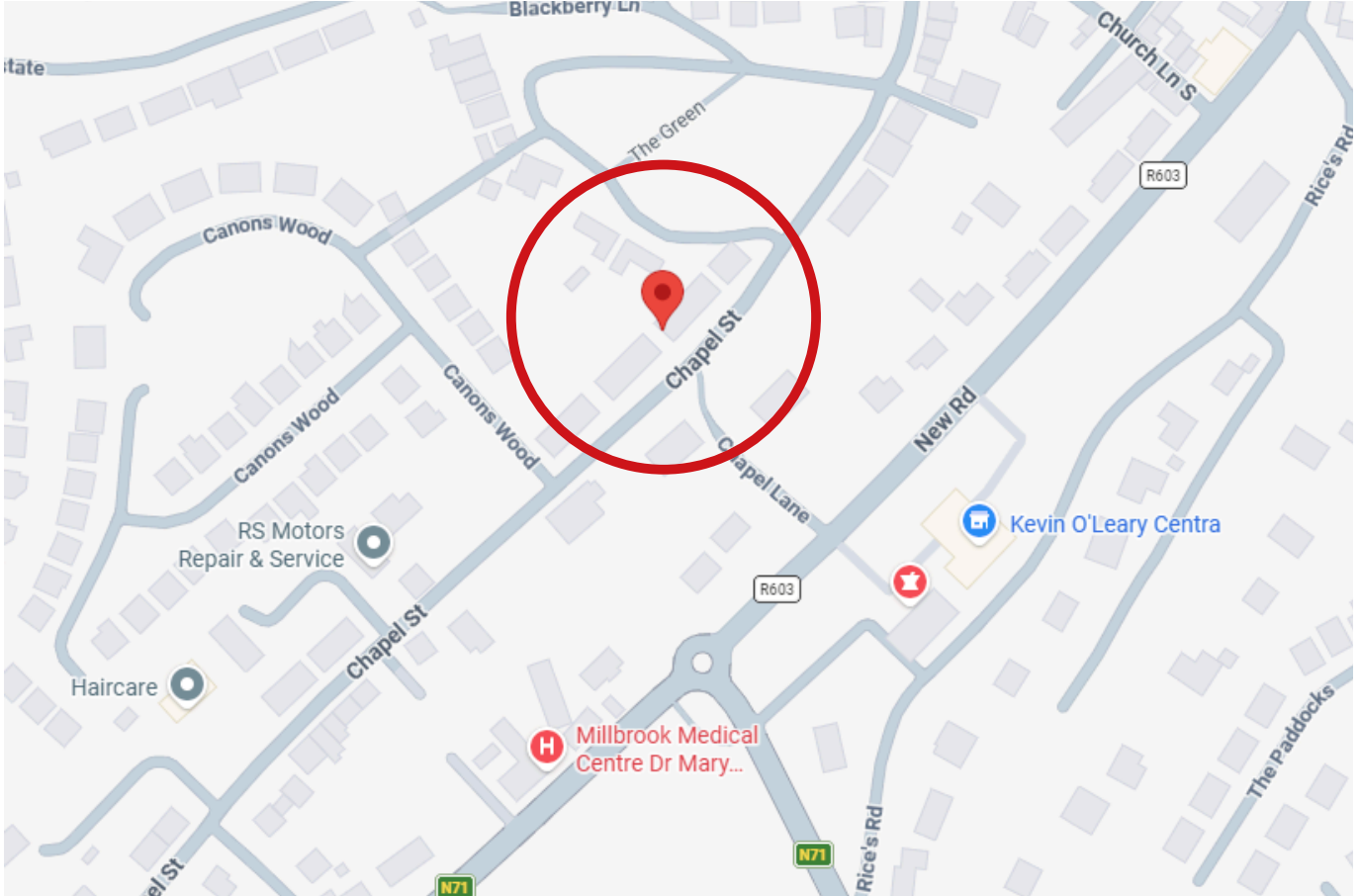


## | GARDENS AND EXTERIOR



## | DIRECTIONS

Please see Eircode P72 E027 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
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