

# For Sale

Asking Price: €169,000

Sherry  
FitzGerald  
O'Neill



25 Glengarriff Road, Bantry,  
Co. Cork, P75 CP58



[sherryfitz.ie](http://sherryfitz.ie)



Attractive, 3 bedroom townhouse, with a large rear garden and patio area, conveniently located just a few minutes walk from Bantry town.

The property has recently been renovated and measures 980 sq.ft approx. with oil fired central heating throughout.

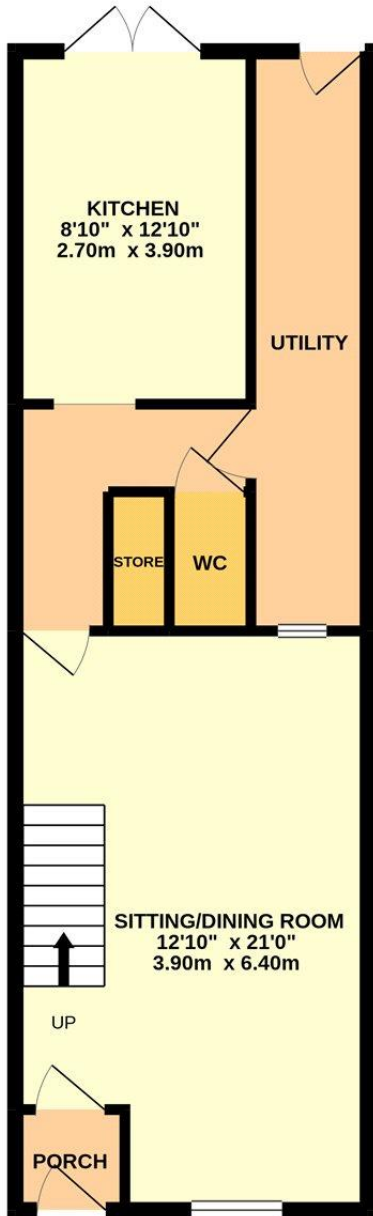
Downstairs there is an open plan sitting/dining room featuring a solid fuel stove with brick surround. The kitchen is a generous galley style kitchen with double doors leading off to the patio area. There is also a downstairs toilet with adjacent utility room.

Upstairs are three spacious bedrooms all having the benefit of built in wardrobes and a family bathroom with power shower.

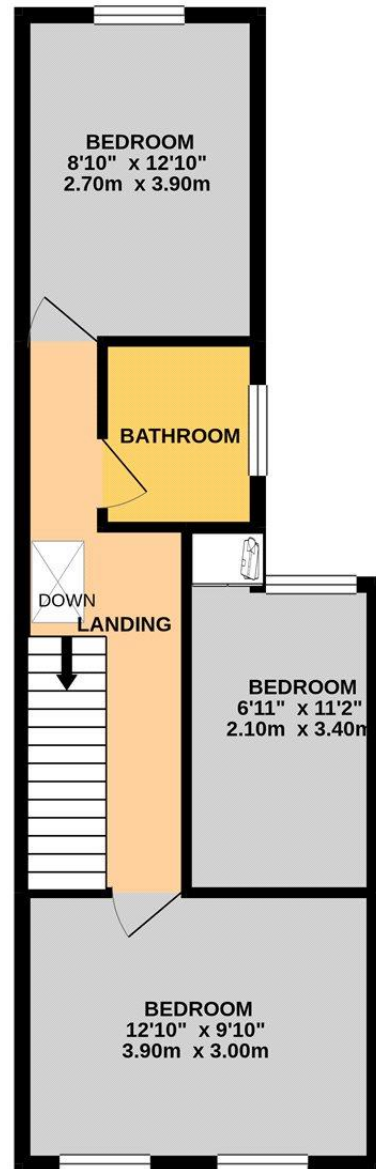
No 25 Glengarriff Road is an excellent opportunity to acquire a starter or family home within walking distance of the thriving market town of Bantry and benefits from being just one hour's commutable distance from Cork city.



GROUND FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**VIEWINGS**  
Strictly by prior appointment only

**ENERGY RATING**  
Rating: F  
BER No. 113512024  
EPI: 418.57 kWh/m<sup>2</sup>/yr

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myhome.ie  
daft.ie  
rightmove.co.uk

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