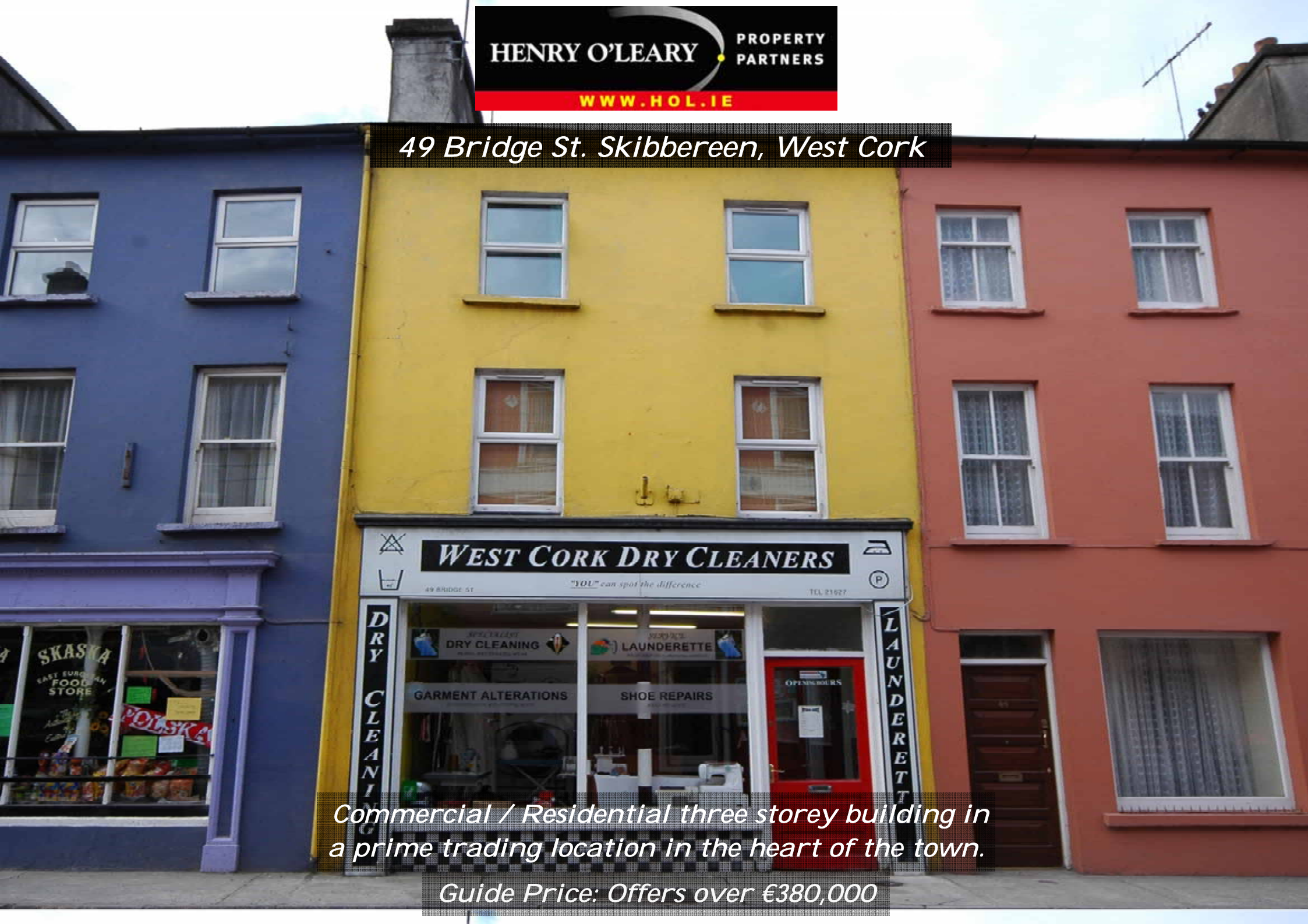


**HENRY O'LEARY** PROPERTY PARTNERS

[WWW.HOL.IE](http://WWW.HOL.IE)

*49 Bridge St. Skibbereen, West Cork*



*Commercial / Residential three storey building in a prime trading location in the heart of the town.*

*Guide Price: Offers over €380,000*

## **GROUND FLOOR**

*RETAIL AREA 6.53m (21'5") x 4.32m (14'2")*

*LAUNDRY ROOM 6.16m (20'3") x 4.05m (13'4")*

*STORAGE AREA 1*

*STORAGE AREA 2*

## **FIRST FLOOR**

*LIVING ROOM 6.53m (21'5") x 4.32m (14'2")*

*LOBBY 2.18m (7'2") x 1.20m (3'11")*

*KITCHEN DINING AREA 4.05m (13'4") x 0.15m (0'6") plus  
4.05m (13'4") x 3.99m (13'1")*

*FAMILY BATHROOM 2.44m (8') x 2.07m (6'9")*

## **SECOND FLOOR**

*LANDING*

*MASTER BEDROOM 4.32m (14'2") x 3.20m (10'6")*

*BEDROOM 1 3.36m (11') x 2.91m (9'7") max*

## **THIRD FLOOR**

*STUDY / BEDROOM 3 4.32m (14'2") x 4.20m (13'9")*



*This is a deceptively spacious property with a gross floor area of approx. 2,000 sq. ft. of which there is approx. half of this overall area on the ground floor.*

*Given the prime trading location and the large ground floor area this is a fantastic commercial opportunity that would be suitable for a multitude of uses.*

*Currently trading as a dry cleaning business this opportunity has*



*only arisen because the current business is relocating.*

*Overall the property is in good condition with the residential accommodation overhead briefly consisting of a living room, kitchen dining area and 2/3 bedrooms.*

**Services:** Mains water and sewage, electricity and telephone.



### **KITCHEN AREA**

*Fitted pine kitchen with integrated oven and hob, tiled splash back and solid pine flooring. A Large velux window provides lots of natural light.*



### **LIVING ROOM**

*Like the kitchen dining area this is also on the first floor, there is a solid fuel stove fitted, ceiling spot lights and pine flooring, there is also a stairs to the second floor.*



### **MASTER BEDROOM**

*This bedroom is to the front of the building with two windows to the street, there are timber ceilings and solid timber floors.*

### Ground Floor

Approx. 96.5 sq. metres (1038.2 sq. feet)



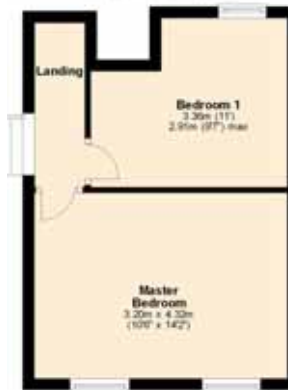
### First Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



### Second Floor

24.9 sq. metres (268.2 sq. feet)



### Third Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

**Auctioneers, Estate Agents & Property Consultants**

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 35959 Fax: 023 35960

Email: [holeary@propertypartners.ie](mailto:holeary@propertypartners.ie) Web: [www.hol.ie](http://www.hol.ie)

