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**AUCTIONEERS &
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**West Green, Dunmaway,
West Cork, P47 TX30**

3-bedroom traditional terraced home with a walled-in rear garden that opens onto the river walk in a most convenient location.

RIVER

Guide Price: €160,000



Ground Floor

Hall: 4.90m (16'1") x 1.06m (3'6")

Living Room: 4.03m (13'3") x 2.84m (9'4")

Kitchen Dining Area: 4.90m (16'1") x 2.80m (9'2")

Utility: 3.18m (10'5") x 1.40m (4'7")

Store Room: 6.10m (20') x 2.84m (9'4")

First Floor

Bedroom 1: 3.27m (10'9") x 2.85m (9'4")

Master Bedroom: 3.80m (12'6") x 3.04m (10')

Bedroom 3: 3.32m (10'11") x 1.92m (6'4")

Bathroom: 2.56m (8'5") x 1.80m (5'11")



This traditional 3-bedroom terraced house could be the perfect place to call home especially if you are a first-time buyer or retired. It offers the best of both worlds, you have the street to the front with easy access to the town centre, to the rear you will find a private garden, ideal for soaking up the evening sun or enjoying a barbecue with friends. The back gate from the garden opens onto a river walk, providing a serene spot to take a leisurely stroll. Despite the need for some renovation, this house has a lot to offer, with some hard



work and a bit of TLC, it has the potential to be a comfortable home. Whether you're looking for a family home, a first-time purchase, or an investment property, this house offers an unbeatable combination of convenience and value for money. Come and see what this traditional house has to offer, you won't be disappointed.

Services: Mains water and sewage, electric heating and broadband is available.



KITCHEN AREA

With a dual aspect this is a bright room with sun light early and late in the day, the kitchen units are Shaker style with a good selection of base and eye-level storage units.



LIVING ROOM

This is a cosy room with a window facing the flower beds across the road, it features an open fireplace in an antique cast iron surround, and there are recessed lights fitted in the ceiling.

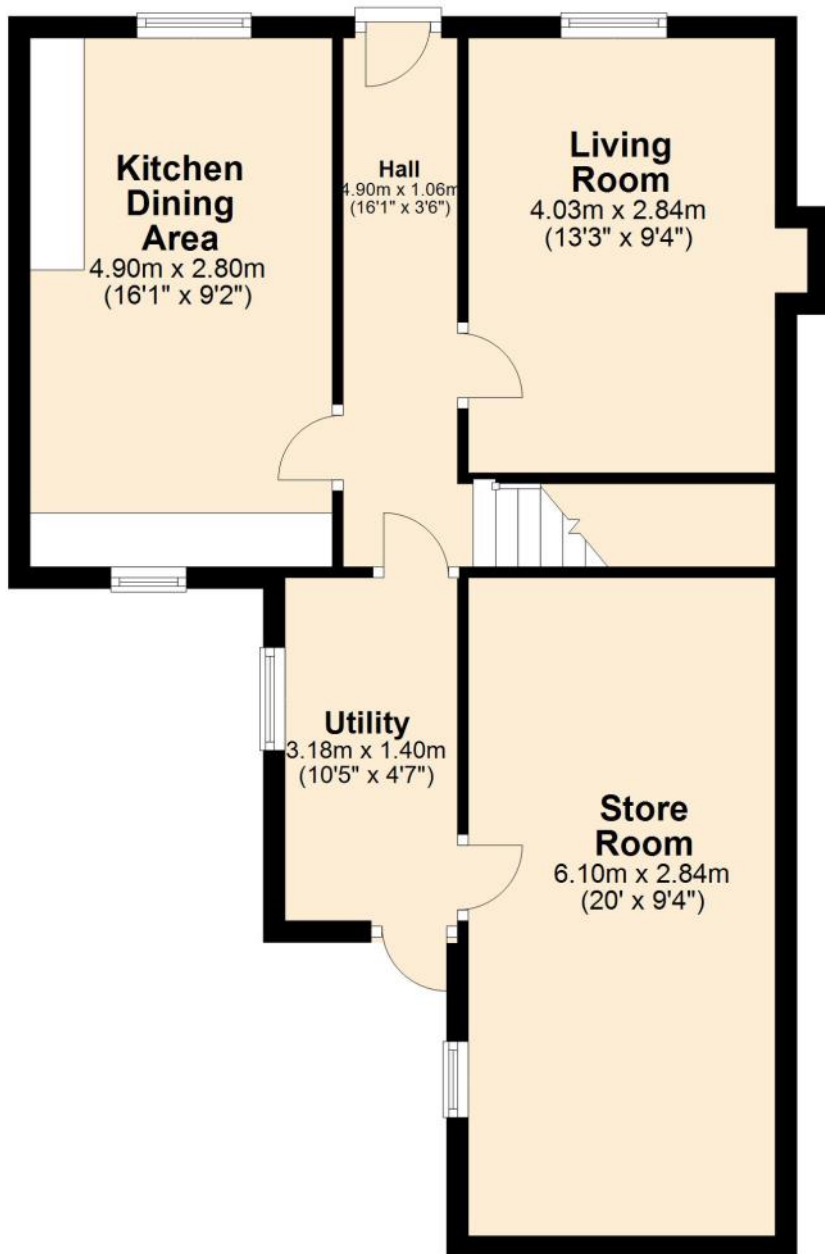


BEDROOM 1

This is one of three first floor bedrooms, two of the bedrooms have windows to the street, the third has a window overlooking the back garden, all the bedrooms have carpet floor covering.

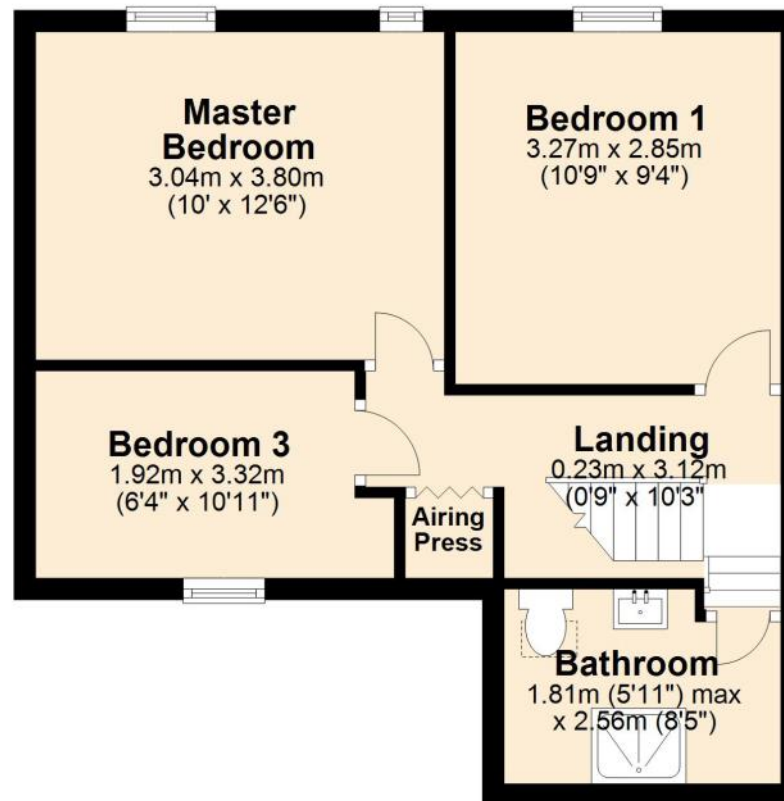
Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.4 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.

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