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77/79 Lower Patrick Street

Fermoy - Co. Cork - P61 DP92

BER Pending
Michael Dorgan Auctioneers & Valuers



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Guide: €220,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

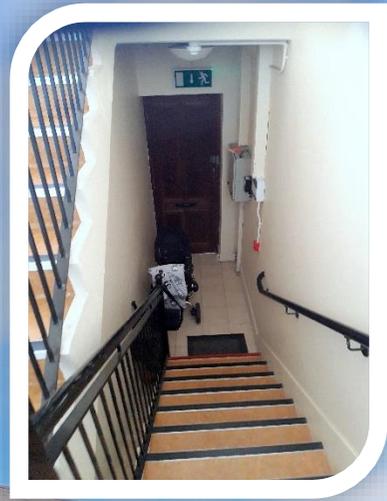
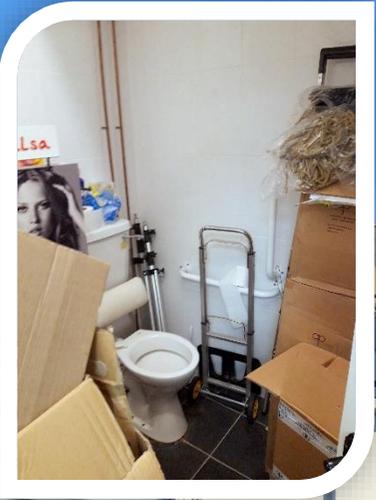
www.michaeldorgan.ie
Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie

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PSR Licence
No: 002337





Features

For Sale by Private Treaty

Superbly located mixed residential /commercial investment property.

- C. 700sqft/65m²*, 2-bedroom first floor apartment.
- Electric heating, mains services.
- Sitting tenant- (€9,300 p.a)
- First floor terrace/outside patio.
- Fire compliant.

- C. 814sqft/75.58m²*, ground floor retail/commercial space.
- Electric heating, mains services.
- W/C,
- Large street frontage.
- Periodic tenancy.

*Measurements do not include common areas, closets/hot-press or patio areas.

Accommodation

(Ground floor- retail unit)

Retail Area:
7.12m x 4.29m
(23` 4`` x 14` 1``)

Stock room:
5.93m x 4.75m
(19` 5`` x 15` 7``)

Kitchenette/shelved area:
7.66m x 1.47m
(24` 11`` x 4` 10``)

W/C (under stairs):
3.28m x 1.71m
(10` 9`` x 5` 7``)

(First floor- 2-bedroom apartment)

Entrance hallway:
5.5m x 1.35m
(18` 1`` x 4` 5``)

Kitchen/dining/Livingroom:
5.87m x 4.07m
(19` 3`` x 13` 5``)

Outside terrace/patio:
5m x 3.15m
(16` 5`` x 10` 4``)

Bedroom 1:
4.43m x 2.58m
(14` 6`` x 8` 6``)

Bedroom 2:
4.87 x 2.58m
(16` 1`` x 8` 5``)

Bathroom/utility:
3.27m x 2.89m
(10` 9`` x 9` 6``)





Building Energy Rating



Directions

77 PATRICK STREET

FERMOY

CO. CORK

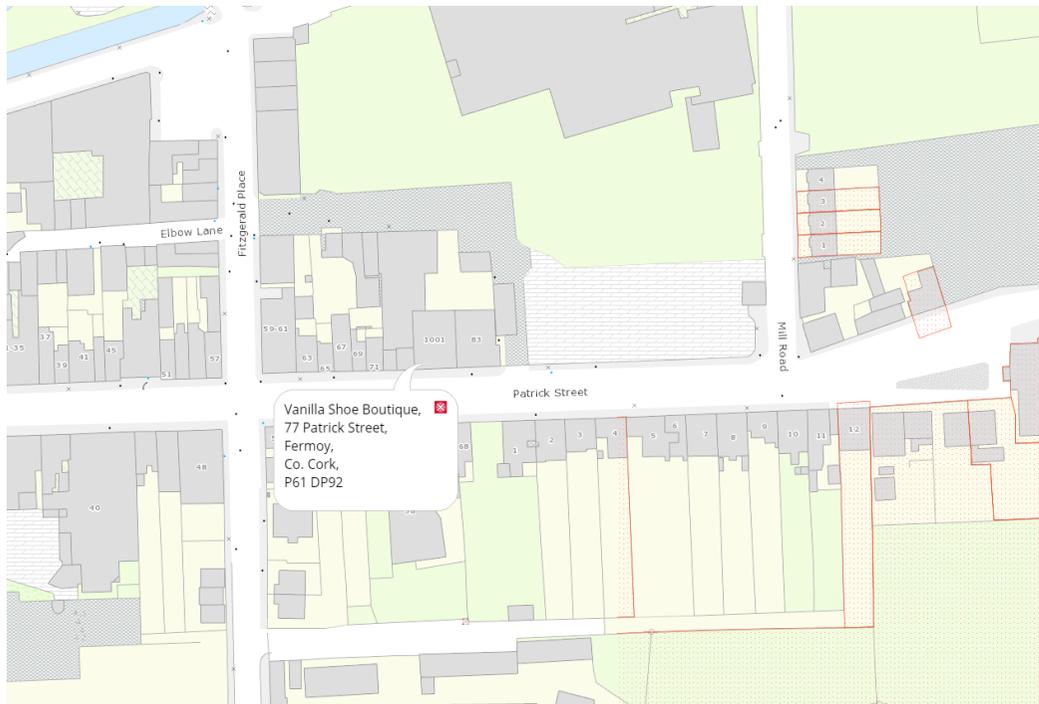
P61 DP92

[Address Query?](#)



Site

Planning ref number: 0451003





Viewing:

www.michaeldorgan.ie



Strictly by appointment with sole agent.

Michael Dorgan Auctioneers & Valuers

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