

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

Abbey Street, Timoleague, West Cork. P72 YX70

Residential/
commercial build-
ing of approx.
2000sq. ft. in the
centre of the village
with drive-in rear
parking.

Guide Price: €150,000

GROUND FLOOR

Retail Area: 7.00m (23') x 5.15m (16'11")

Utility Area: 3.73m (12'3") x 2.46m (8'1")

Working Area: 4.28m (14') x 3.65m (12')

Corridor: 3.53m (11'7") x 0.90m (2'11")

Toilet: 1.45m (4'9") x 1.10m (3'7")

Store room: 2.33m (7'8") x 1.45m (4'9")

Cold Room: 3.44m (11'4") x 2.66m (8'9")

Rear Hallway: 5.45m (17'10") x 2.91m (9'7")

Cold Storage: 5.84m (19'2") x 1.45m (4'9")

First Floor

Bedroom 1: 5.15m (16'11") x 3.56m (11'8") plus 0.06m (0'2") x 0.06m (0'2")

Bedroom 2: 5.15m (16'11") x 3.34m (10'11")

Family Bathroom: 3.92m (12'10") max x 2.25m (7'4") plus 0.06m (0'2") x 0.06m (0'2")

Airing Press: 1.30m (4'3") x 0.79m (2'7")

Second Floor

Lobby: 1.52m (5') x 1.49m (4'11") plus 0.22m (0'9") x 0.22m (0'9")

Open Plan Room: 7.00m (23') x 2.87m (9'5")



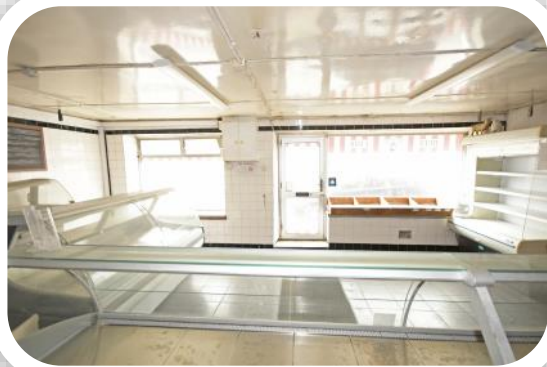
This conveniently located property is a mix of residential and commercial space, with a little work and council approval it could easily become a spacious family home given that there is just over 2,000 sq. ft. in the current

floor plan. This is a property that is limited only by your imagination, to the rear there is drive-in rear access, conversion to multiple units is also a possibility worth exploring. Consider the possibilities, there's so much potential in this substantial street property



where with a little work and investment you could live now and develop into your dream home at some time in the future. Centrally positioned in the village it is close to the shop, school, restaurant and pubs, Clonakilty is 10km away, Bandon is 15km and Kinsale in just 27 km away.

Services: Mains water, mains sewage, electricity and broadband is available.



FRONT ROOM/RETAIL AREA

This is a large room that covers the entire width of the building, there is a door and two display windows facing the street, the floor is tiled.



REAR HALLWAY

With direct access from the drive-in rear parking area, this is the main access to the first floor accommodation, this area is just single storey.

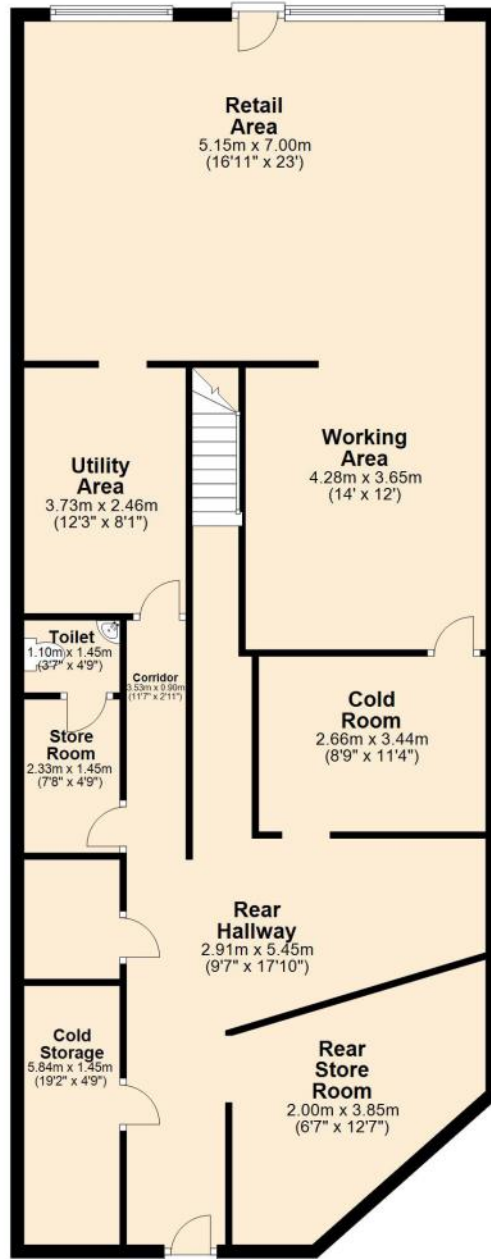


BEDROOM 1

Positioned on the middle floor, this is one of two bedrooms on this floor, both bedrooms have windows to the front and rear, the floor is solid timber.

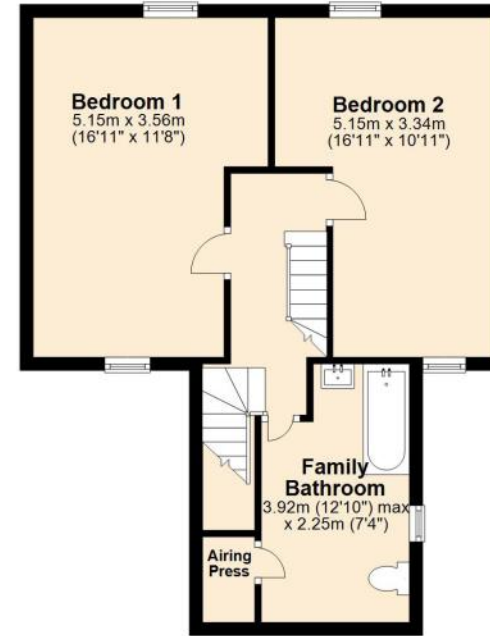
Ground Floor

Approx. 126.8 sq. metres (1364.6 sq. feet)



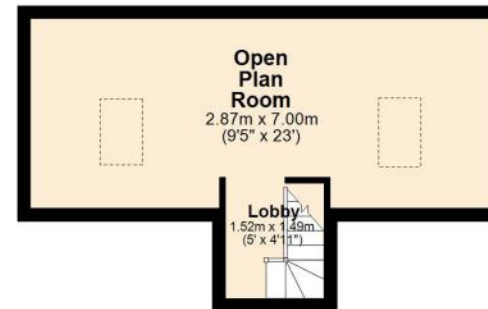
First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.5 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 88 35959, Fax: 023 8835960

Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367

