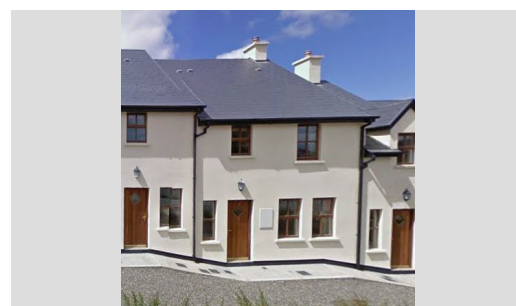


**J.J O'Sullivan**  
**The Square**  
**Castletownbere**  
**Beara**  
**t: 027 70900/74068**  
**email: jjbeara @ gmail.com**

## **8 Ardgroom Leisure Village, Ardgroom, Bantry**

### **Starting Bid: €110,000.00**



JJ O'Sullivan Estate Agents in partnership with The Munster Property Auction

Offered at bids over €110,000

We are delighted to welcome to the market this fine 3 bed (2 bath) terraced house, ideally located in the picturesque village of Ardgroomand close to shops, pubs, restaurants and all other local amenities.

#### Accommodation:

##### Ground Floor:

Hallway - 9.6 sq.m  
Sitting room - 5m x 2.13m  
Kitchen - 2.25m x 3.45m  
Dining - 3.45m x 3.45m  
W/C- 2.15m x 1.9m - Disable use

##### First Floor:

Bedroom 1 - 4m x 3.8m  
En-suite - 2.4m x 2.4m  
Bedroom 2 -3.1m x 3.7m  
Bedroom 3 - 2.3m x 2.5m  
Bathroom - 2.2m x 2.5m

Services:Electric Central Heating  
Mains water and sewer  
BER C2 / BER No. 11158325

TO VIEW OR MAKE A BID - Contact JJ O'Sullivan Estate Agents, or Munster Property Auction, 021 234 9696 - [www.munsterpropertyauction.ie](http://www.munsterpropertyauction.ie).

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. The buyer will be granted 28 days from the date of exchange to complete the purchase. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.