



**No. 3 Capwell Avenue, Cork**  
**T12 H9Y1**



Paul O'Driscoll Auctioneers are delighted to bring to the market this well located 3 bedroomed two storey residence. The property is a mid-terrace with large rear garden and open driveway to the front.

The property is in need of complete renovation but has great potential.

Located just off South Douglas Road and only a 10-minute walk from the city centre.

The overall size of the property extends to approximately 940 sq. ft.

**Accommodation:**

Entrance hall. Sitting Room. Large extended kitchen/Dining room. Rear Hall and bathroom.

Upstairs: 3 spacious bedrooms and one ensuite.

**BER:** E1

**Services:** Mains Water/Mains Sewage/Gas Heating/Electricity.

**VIEWINGS** Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

**Price Guide: €220,000**

**Solicitors having carriage of sale:**

Kevin Hegarty Solicitors, Brian Dillon House, Dillons Cross, Cork. T23 NX79

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)



PSRA Licence No: \_003876