

## **FOR SALE**

## <u>11 Spring Mount Place,</u> Old Youghal Road, Dillons Cross, <u>Cork City.</u> <u>T23 Y5F6</u>



We are delighted to bring to the market this well located 3 bedroomed mid-terrace residence in the very popular residential location.

No 11 extends to 800 sq. ft approximately with walled in front garden and south facing rear garden.

Condition: This property is in need of complete refurbishment and is an ideal opportunity for the would-be purchaser to develop the property into a modern family home. There is an ideal opportunity here to avail of the retrofit grants that are available.

For further details contact sole selling agent: Paul O'Driscoll 086 1895 128



## **SERVICES**

- Mains water
- Mains sewage
- Electricity
- Gas.

**FEATURES** 

- Excellent location.
- Within walking distance of all amenities.

## **SALE PRICE**

€165,000

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 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 PSRA Licence No: 004540

