

59 Avondale Mews,

PASSAGE WEST, CO. CORK.



TOTAL: 215 m²
 FLOOR 1: 115 m², FLOOR 2: 79 m², FLOOR 3: 21 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², LOW CEILING: 10 m²
Measurements are highly reliable but not guaranteed.



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PSR No. 003581

4 Bedroom Detached Residence

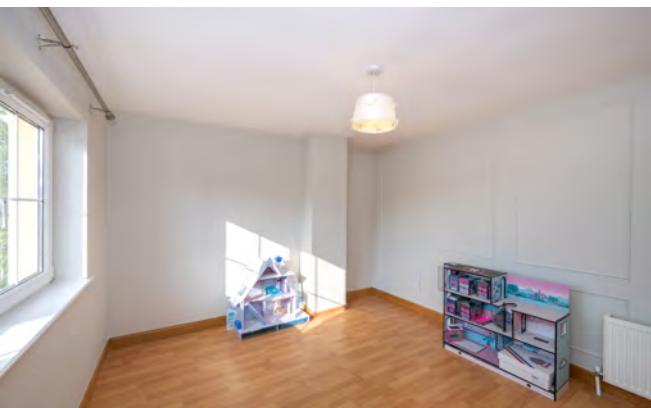
Dan Howard & Co. Ltd Auctioneers Dan Howard & Co. Ltd Auctioneers are proud to present this stunning 4-bedroom detached residence, extending to approximately 220sqm, located in the exclusive Avondale Mews development in Passage West, Co. Cork. Nestled at the end of a quiet cul-de-sac of just 12 detached homes, this impressive property enjoys a spacious site with a beautifully landscaped, south-facing rear garden—ideal for families and outdoor entertaining.

A major highlight of the home is the expansive 8m x 5m rear extension, creating a bright and open-plan of kitchen/dining living of 13m x 5m. Two sets of double doors open directly to the rear garden, providing seamless indoor-outdoor flow. The ground floor also features two additional reception rooms, a utility room, and a guest WC.

Upstairs, the home offers four generously sized double bedrooms. The master suite includes a walk-in wardrobe and ensuite bathroom, while Bedroom 2 also benefits from its own ensuite. A family bathroom completes this floor. The attic has been cleverly converted to provide two large storage rooms, easily accessible via a full staircase. Externally, the property boasts a paved driveway with ample parking for several vehicles, a 6m x 3m steel garden shed, and a versatile outdoor office/gym space with power connected.

This is an exceptional opportunity to acquire a turnkey family home in a superb location.





PROPERTY DETAILS:

Hallway:

WC: **1.7m x 1.4m**

Sitting Room: **4.6m x 3.6m**

Playroom: **4.1m x 3.6m**

Kitchen/Dining Room: **6.7m x 5.0m**

Living Room: **8.0m x 5.0m**

Utility Room: **3.4m x 2.8m** **STAIRS**

Master Bedroom: **3.7m x 3.5m**

Ensuite: **1.9m x 1.6m**

Dressing Room: **1.7m x 1.5m**

Bedroom 2: **3.7m x 3.0m**

Ensuite: **1.7m x 1.6m**

Bedroom 3: **3.6m x 3.0m** Bedroom

4: **3.4m x 3.0m** Bathroom: **2.3m x**

2.1m

STAIRS

Attic Room 1: **5.0m x 3.6m**

Attic Room 2: **3.7m x 3.6m**



ASKING PRICE:

€565,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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