

**For Sale by Online Auction:  
Thursday 30<sup>th</sup> September 2021  
via [www.youbid.ie](http://www.youbid.ie)**

**Price Guide €60,000**

**HEFFERNAN**  
AUCTIONEERS & VALUERS

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PSRA Licence No: 003314



## **20 Cappaneale, Birr, Co. Offaly. R42 N966.**

### **Builder/ Investment Opportunity**

**This townhouse is situated in a great location, close to town centre and all local amenities. The property has been extended to the rear. Accommodation comprises of kitchen, sitting room, 3 no. bedrooms and a bathroom. The property has rear access and also has a large rear garden. The property is in need of complete renovation.**



2714

## Features

- Excellent location
- Large rear garden with rear access

## Accommodation

• Kitchen: 3.62m x 4.84m

• Sitting Room: 4.85m x 3.06m

### Upstairs

• Bathroom: 1.84m x 2.12m

• Bedroom 1: 3.2m x 3.23m

• Bedroom 2: 2.38m x 3.66m

• Bedroom 3: 3.62m x 2.65m

## BER Rating

TBC – BER Number: TBC

## Viewings - by appointment

Contact Negotiator: Heffernan Auctioneers

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E: heffernanauctioneers@gmail.com

## Solicitor:

To Be Confirmed

### CONDITIONS TO BE NOTED:

*The above particulars are issued by Heffernan Auctioneers on the understanding that all negotiations are conducted through them. Every care is taken in preparing the above information, but they are issued as guidance only. Heffernan Auctioneers do not hold themselves responsible for any inaccuracies.*

