

32 Avondale Mews,

PASSAGE WEST, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

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PSR No. 003581

3 Bedroom End of Terrace Property

Dan Howard & Co. Ltd Auctioneers are delighted to bring to the market this beautiful 3-bedroomed home, located in the popular and mature development of Avondale Mews, Passage West. This superb property is in excellent condition throughout and is ideal for first-time buyers, young families, or those seeking a turnkey home in a convenient and quiet location.

No. 32 enjoys a private rear garden, accessed via a side entrance, and features a stunning timber cabin — a perfect space for a home office, teenagers' retreat, or a stay-at-home gym to keep your wellness routine on track.

Internally, the property offers a spacious living room, an open-plan kitchen/dining area, guest WC, three bedrooms, main bathroom, and an ensuite off the master bedroom. The house is tastefully decorated and ready for immediate occupation.

With a C1 BER rating, the home benefits from gas central heating and PVC double-glazed windows throughout. There is private parking to the front, and the house enjoys an outlook over a mature green area, adding to the sense of space and tranquillity.

This is a fantastic opportunity to purchase a quality home in a quiet, well-established development just minutes from local amenities, schools, and Cork City via the nearby South Ring Road.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.3m x 3.6m**

Kitchen/Dining Room: **6.2m x 4.0m**

Utility Room: **1.6m x 1.5m**

WC: **1.4m x 1.3m**

STAIRS

Master Bedroom: **3.5m x 3.2m**

Ensuite: **2.7m x 0.9m**

Bedroom 2: **3.6m x 3.6m**

Bedroom 3: **2.7m x 2.5m**

Bathroom: **2.2m x 1.7m**



Outside Office/Gym/Playroom: 4.7m x 2.6m

ASKING PRICE:
€345,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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