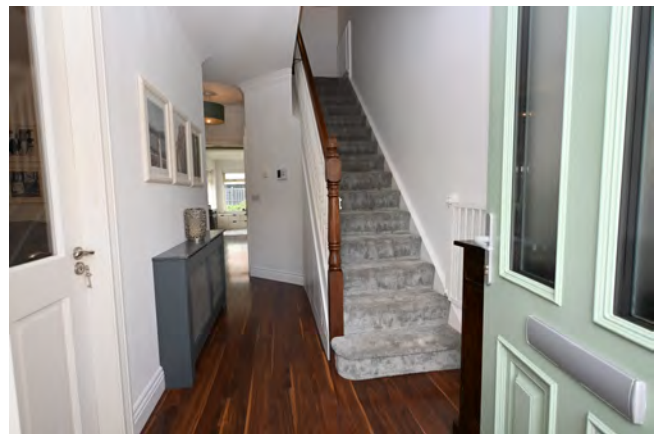


37 Fern Grove, Forest Hill, CARRIGALINE, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

3 Bedroom Semi-Detached Residence

No. 37 Fern Grove is immaculately maintained and presented to a showhouse standard, offering modern living with excellent energy efficiency—benefitting from an impressive A3 BER, solar thermal panels, and photovoltaic panels.

The home boasts a west-facing rear garden, flooding the kitchen and second living room with evening sun and offering peaceful countryside views from the rear patio—perfect for relaxing outdoors.

Inside, the property offers generous living space. The front sitting room features a wood-burning stove, custom built-in shelving, and a clever home office nook—ideal for remote working. To the rear, a beautifully fitted kitchen with solid units and stylish tiled splashback leads into a cosy second living area with direct access to the sunny garden.

Upstairs, there are three spacious bedrooms, two with built-in wardrobes. Both the main bathroom and ensuite are tastefully tiled, completing this ready-to-move-in home.

Don't miss this opportunity to secure a high-quality home in one of Carrigaline's most desirable residential locations.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.9m x 3.7m**

Living Room: **3.2m x 3.1m**

Kitchen/Dining: **5.8m x 2.9m**

Utility Room: **3.0m x 1.3m**

WC: **1.6m x 1.4m**

STAIRS

Master Bedroom: **3.5m x 3.0m**

Ensuite: **2.8m x 1.0m**

Bedroom 2: **3.8m x 3.0m**

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

Bathroom: **2.1m x 1.8m**



ASKING PRICE:

€425,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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