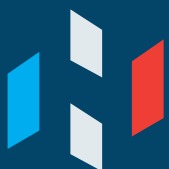
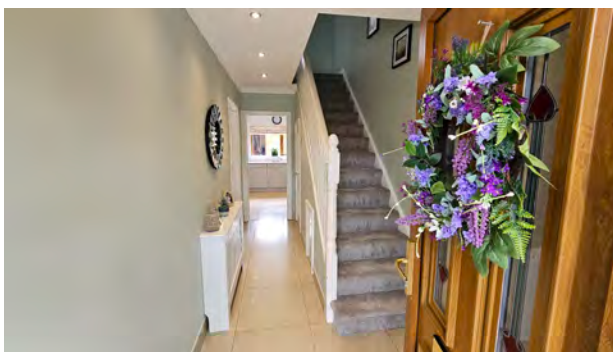


# 15 The Orchards, Herons Wood, CARRIGALINE, CO. CORK.



**Howard**  
Auctioneers, Estate Agents & Valuers

Tel 021 424 8654  
[www.danhoward.ie](http://www.danhoward.ie)

PSR No. 003581

## *3 Bedroom Semi-Detached Residence..*

Dan Howard & Co. Ltd Auctioneers are delighted to offer for sale 15 The Orchards, Herons Wood, Carrigaline.

This is a truly superb family home in excellent condition through out. It has the benefit of an extra living room to the rear, just off the kitchen/dining room and an attic conversion, ideal for extra storage.

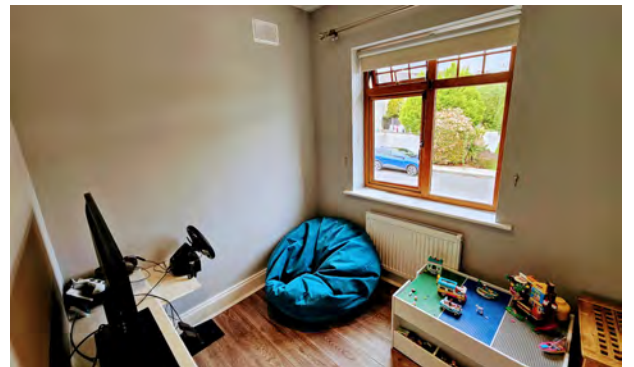
The property has an extended driveway to the front with parking for at least 3 cars.

To the rear there is a patio area and steel shed.

The accommodation consists of 2 living rooms, kitchen/dining room, WC, 3 bedrooms, ensuite and bathroom. There is an attic conversion also.

VIEWING BY APPOINTMENT WITH SOLE SELLING AGENTS





## PROPERTY DETAILS:

Hallway:

WC:

Sitting Room: **5.4m x 3.5m** Living

Room: **4.2m x 3.6m**

Kitchen/Dining Room: **5.5m x 3.3m**

### STAIRS / LANDING

Master Bedroom: **3.4m x 3.4m**

Ensuite: **2.4m x 1.4m**

Bedroom 2: **3.5m x 2.1m**

Bedroom 3: **2.6m x 2.1m**

Bathroom: **2.2m x 2.0m**

### STAIRS

Attic Room: **5.0m x 3.9m**

**ASKING PRICE:**

**€375,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

DISCLAIMER: Dan Howard & Co. Ltd., for themselves and for the vendors or lessors 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 or tenants, 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 or tenants 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 Dan Howard & Co. Ltd., 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 Dan Howard & Co. Ltd. (v) Dan Howard & Co. Ltd. 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.



**Howard**

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654  
[www.danhoward.ie](http://www.danhoward.ie)

PSR No. 003581