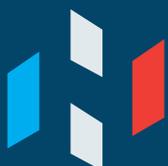


12 Silver Hill, Herons Wood, CARRIGALINE, CO. CORK.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

4 Bedroom Semi-Detached Residence

Dan Howard & Co. Ltd Auctioneers are delighted to present this stunning 4-bedroom semi-detached family home located in the highly sought-after development of Herons Wood, Carrigaline.

No. 12 Silver Hill is an exceptional property that has been beautifully upgraded and extended, offering bright, spacious and modern living throughout. The property features a superb rear extension which creates a wonderful open-plan kitchen and dining space, complete with a new state-of-the-art fitted kitchen. Large double doors and a full-length feature window overlook the rear garden and patio area, filling the space with natural light and creating a perfect area for family living and entertaining.

The ground floor also benefits from two comfortable living rooms, providing excellent flexibility for family life, whether as a formal sitting room, playroom or additional lounge area.

Upstairs, the first floor offers four well-proportioned bedrooms, including a beautifully designed bespoke ensuite. A stunning main family bathroom completes the accommodation on this level, finished to a high standard with quality fittings.

A further highlight of the home is the superb attic conversion, which provides an additional versatile space ideal for a home office, studio, or a relaxing chill-out area for teenagers.





PROPERTY DETAILS:

Hallway: **2.37m x 2.29m**

WC: **1.99m x 1.38m**

Sitting Room: **4.99m x 3.58m**

Living Room: **3.81m x 3.12m**

Kitchen / Dining: **7.56m x 6.05m**

Utility Room: **1.5m x 1.38m**

STAIRS TO FIRST FLOOR

Master Bedroom: **4.58m x 3.92m**

Ensuite: **2.97m x 1.26m**

Bedroom 2: **3.34m x 3.12m**

Bedroom 3: **4.6m x 3.0m**

Bedroom 4: **2.5m x 2.0m**

Bathroom: **2.28m x 2.0m**

STAIRS TO SECOND FLOOR

Attic Room: **5.32m x 4.46m**



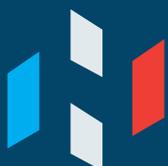
ASKING PRICE:

€485,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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