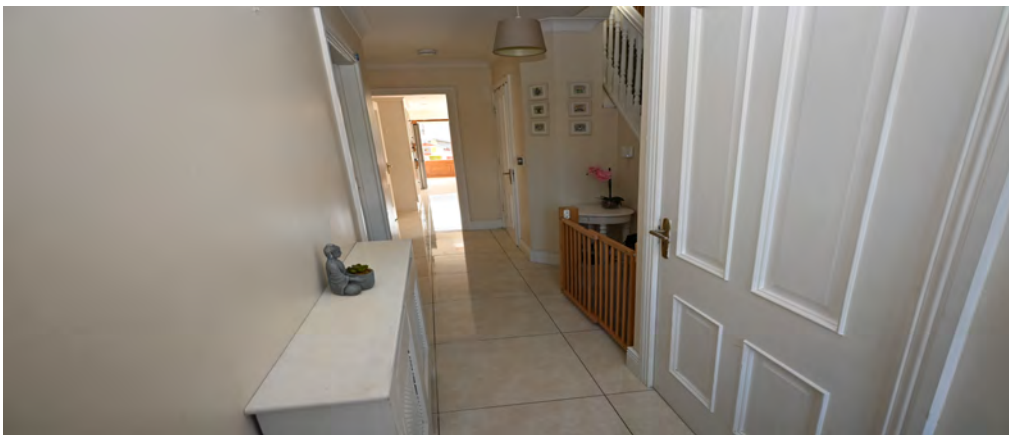


# 6 The Coppins, Herons Wood, CARRIGALINE, CO. CORK.



**Howard**

Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

# 3 Bedroom Semi-Detached Residence

Stunning 3-Bedroom Semi-Detached Home | C2 Energy Rated | Showhouse Condition Dan Howard & Co. Auctioneers are delighted to present this beautifully maintained and extended 3-bedroom semi-detached property, situated in a quiet cul-de-sac in the highly sought-after Herons Wood development—on the Cork side of Carrigaline. This elegant home offers bright, spacious accommodation with quality finishes throughout, ideal for families, first-time buyers, or those trading up. The property has been tastefully upgraded, including an extended kitchen, two separate living rooms, and a large south-facing garden with patio,

Location Highlights: Herons Wood is a popular and mature residential development with easy access to Carrigaline town, Cork City, Ringaskiddy, and local schools, shops, and public transport routes. For further details or to arrange a private viewing, please contact: Dan Howard & Co. Auctioneers Tel: 021 4248654







## PROPERTY DETAILS:

WC: \_\_\_\_\_

Hallway: \_\_\_\_\_

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

Living Room: **3.9m x 3.1m**

Kitchen/Dining Room: **6.5m x 3.0m**

Utility Room: **1.7m x 1.2m**

### STAIRS

Bathroom: **2.3m x 2.0m**

Master Bedroom: **4.3m x 3.7m**

Ensuite: **3.2m x 1.4m**

Bedroom 2: **4.2m x 3.1m**

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



## ASKING PRICE:

**€420,000**



## 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