

23 Lavender Court, 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

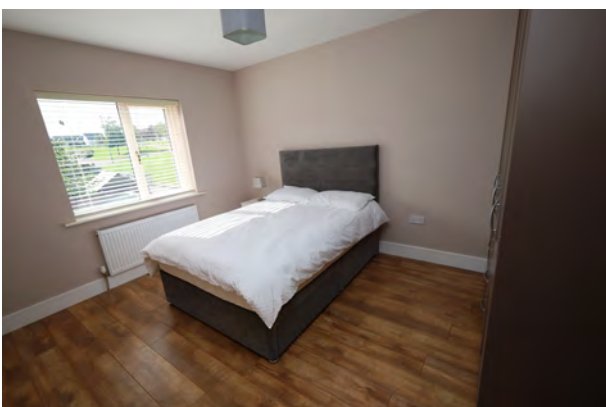
Dan Howard & Co. Ltd. is delighted to present 23 Lavender Court to the market — a bright and well-maintained three bedroom semi-detached family home in one of Carrigaline's most established and sought-after residential developments.

Positioned in a quiet cul-de-sac setting within Forest Hill, the property has been well cared for by its current owners and is presented in turnkey condition throughout. Accommodation is laid out over two floors and comprises an entrance hallway, front living room, kitchen/dining room & TV room to the rear, with access to the garden, and a guest w.c. at ground floor level. Upstairs there are three bedrooms, with the master benefitting from ensuite facilities, along with a family bathroom.

Externally, the property offers off-street parking to the front with a cobble-locked driveway, while to the rear there is a private, south/west-facing garden laid out in lawn with a paved patio area — ideal for family use and outdoor entertaining.

Forest Hill is a mature development within easy walking distance of Carrigaline town centre, schools, shops and the Owenabue riverside walkway, making this an ideal home for first time buyers, families and investors alike.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.7m x 3.7m**

Kitchen / Dining: **5.8m x 3.0m**

Living Room: **3.2m x 2.7m**

Utility Room:

WC: **1.6m x 1.4m**

FIRST FLOOR

Master Bedroom: **3.5m x 3.4m**

Ensuite: **3.0m x 0.9m**

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

Bedroom 3: **2.8m x 2.7m**

Bathroom: **2.1m x 1.7m**



**ASKING
PRICE:
€465,000**



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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