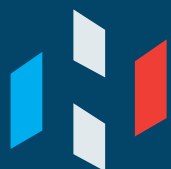


# 16 The Gates, Mathew Hill, LEHENAGHMORE, CORK.



**Howard**

Auctioneers, Estate Agents & Valuers

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

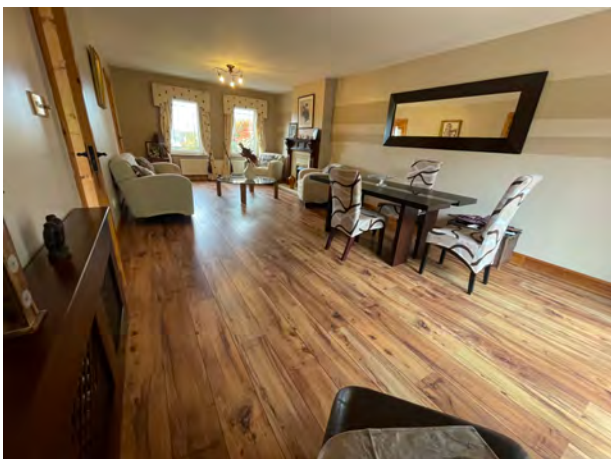
PSR No. 003581



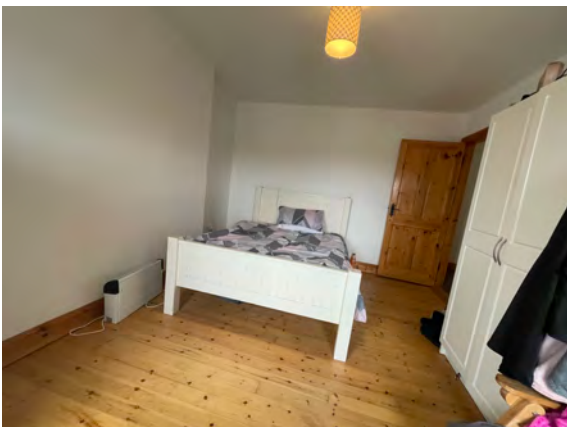
# 5 Bedroom Detached Residence..

Dan Howard & Co. Limited are delighted to introduce No. 16 The Gates to the market, a modern five bedroom detached residence situated in a quiet cul de sac within easy reach of the South Link Road Network. The property is in excellent condition and offers the prospective purchaser a spacious home on a large corner landscaped site.

Viewing of this property comes very highly recommended.







## PROPERTY DETAILS:

Hallway: 4.4m x 2.4m

WC: 1.65m x 1.81m

Living/Dining Room: **8.0m x 3.8m**

Kitchen/Breakfast Room: **6.4m x 3.6m**

Utility Room: **3.4m x 3.4m**

TV Room: **4.14m x 3.8m**

### STAIRS

Master Bedroom: **4.1m x 3.6m**

Ensuite:

Bedroom 2: **4.0m x 3.2m**

Bedroom 3: **3.5m x 2.9m**

Bedroom 4: **3.5m x 2.9m**

Bedroom 4: **3.5m x 2.88m**

Bathroom: **2.6m x 2.4m**

Landing: **4.0m x 2.0m**



## ASKING PRICE:

**€675,000**



### 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