

# 11 Ardcahon Way, Coolkellure, LEHENAGHMORE, CORK.



**Howard**  
Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

# *4 Bedroom Semi-Detached Residence*

We are delighted to present to the market this beautifully maintained 4-bedroom semi-detached home, located on a generous corner site in the ever-popular Coolkellure development in Lehenaghmore.

Built in 2013 and extending to approx. 122m<sup>2</sup>, this stylish and energy-efficient property is in impeccable condition throughout. The home boasts a B2 energy rating, qualifying it for green mortgage options, potentially reducing borrowing costs.

Inside, the layout has been thoughtfully upgraded to suit modern lifestyles. One of the four bedrooms has been transformed into a luxurious walk-in wardrobe, perfect for those who value space and organisation. The ground floor features a bright and spacious living room with a wood-burning stove, a modern fitted kitchen and dining area, a separate utility room, and a convenient guest WC. Upstairs, you'll find three well-proportioned bedrooms, including a master with ensuite, and a main bathroom.

Call sole selling agents Dan Howard & Co. Ltd to arrange a viewing 0214248654







## PROPERTY DETAILS:

Hallway:

Sitting Room: **4.62m x 3.81m**

Kitchen: **4.56m x 3.77m**

Dining Room: **4.56m x 2.85m**

Utility Room: **1.86m x 1.56m**

WC: **1.68m x 1.56m**

Stairs/Landing: **6.26m x 1.64m**

Master Bedroom: **3.7m x 3.28m**

Ensuite: **2.25m x 1.83m**

Bedroom 2: **3.64m x 3.24m**

Bedroom 3: **3.09m x 3.24m**

Bedroom 4: **2.68m x 1.53m**

Bathroom: **2.66m x 1.89m**



## ASKING PRICE:

**€345,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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