

23 Carmen Lawn, Garryduff, ROCHESTOWN, CORK.



Howard

Auctioneers, Estate Agents & Valuers

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PSR No. 003581

3 Bedroom End of Terrace Residence

Dan Howard & Co. Ltd. Auctioneers are delighted to present No. 23 Carmen Lawn, Belmont, a superb 3 bedroomed end of terrace residence, with a B3 energy rating, ideally located in a quiet cul-de-sac within this well established and highly sought-after development in Rochestown.

This excellent home enjoys a wonderful position overlooking a large green area, creating a bright and open aspect to the front while also offering a safe and family-friendly environment.

The property comes with a private driveway to the front and side access leading to a generous south-facing rear garden, perfect for outdoor entertaining, gardening, or simply enjoying the sunshine.

Internally, the property is presented in excellent condition throughout and is laid out to provide well balanced accommodation. The ground floor comprises a welcoming living room and a bright kitchen/dining room with access to the rear garden. Upstairs there are three spacious bedrooms, together with a main bathroom and ensuite.

Belmont is a very popular residential location, particularly with first-time buyers and investors, thanks to its proximity to Rochestown, Douglas Village, Cork City Centre, excellent schools, shops, and public transport routes.

This is a fantastic opportunity to acquire a turnkey home in a mature and convenient location.

The subject property is situated in Carmen Lawn, a quiet cul-de-sac within the well-established Belmont residential development, located in the sought-after suburb of Rochestown on the south side of Cork.

Belmont is a mature and popular residential area known for its quiet surroundings, family-friendly environment, and convenient access to a wide range of local amenities. The location benefits from its close proximity to both Douglas and Rochestown Village, where a variety of shops, supermarkets, cafés, and essential services are available.

The area is particularly well served by a number of highly regarded primary and secondary schools including Rochestown College, St. Francis Capuchin College, and Douglas Community School, making it a popular choice for families.

Excellent transport links are available with regular bus services operating nearby, while the N40 South Ring Road is easily accessible, providing convenient connectivity to Cork City Centre, Cork Airport, and the wider Cork metropolitan area.

Overall, this location combines the benefits of a quiet residential setting with excellent accessibility to schools, amenities, and major transport routes, making it a highly desirable area for both owner-occupiers and investors.





PROPERTY DETAILS:

Hallway: **4.44m x 2.04m**

WC: **0.86m x 1.56m**

Living Room: **3.40m x 4.49m**

Kitchen / Dining: **3.76m x 5.59m**

STAIRS TO FIRST FLOOR

Master Bedroom: **2.93m x 4.43m**

Ensuite: **0.85m x 2.42m**

Bedroom 2: **2.81m x 3.38m**

Bedroom 3: **2.45m x 2.52m**

Bathroom: **1.65m x 2.04m**



ASKING PRICE:

€395,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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