

5 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 Auctioneers are delighted to present to the market this exceptional 3-bedroom semi-detached home in the highly sought-after Forest Hill development. Boasting an impressive A3 energy rating, this property is presented in showhouse condition and is truly turnkey. The current owners have enhanced both the interior and exterior to a very high standard.

To the front, the paved driveway has been extended to provide ample parking.

To the rear, a beautifully maintained garden features a cobblelock pathway leading to a fully insulated and wired steel shed (5m x 3m) — ideal as a home office, gym, or hobby space.

Inside, the finish is equally impressive. The bright sitting room is wired for surround sound and features a wood-burning stove for cosy evenings. The contemporary kitchen comes fully fitted with premium units and all electrical appliances included. Off the hallway, there's a utility room with washing machine and dryer included. Upstairs, there are three generously sized bedrooms, including a master with sliding wardrobes and a fully tiled ensuite. The main bathroom is also upgraded with modern sanitary ware and tiling.

Additional features include a floored attic with pull-down stairs and sockets. This home is a credit to its owners and is a must-see for any discerning buyer.





PROPERTY DETAILS:

Hallway: **5.4m x 2.0m**

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

Kitchen/Dining: **5.8m x 2.97m**

Utility Room: **2.97m x 1.36m**

WC: **1.6m x 1.4m**

STAIRS

Master Bedroom: **3.5m x 3.0m**

Ensuite: **2.8m x 1.0m**

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

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

Bathroom: **2.1m x 1.76m**



ASKING PRICE:

€395,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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