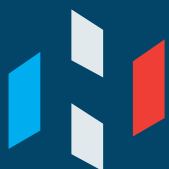


"Ardbeg, Ballinvoultig,

WATERFALL, CO. CORK.



Howard

Auctioneers, Estate Agents & Valuers

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PSR No. 003581

46 South Mall, Cork • Email dan@danhowardsales.com



4 Bedroom Detached Residence..

"Ardbeg" is a superb 4 bedroomed detached residence, located in a much sought area on suburbs of Cork City. Standing on c0.3acres of mature gardens and spacious tarmac driveway, this is a fabulous family home. Close to all amenities, CUH 10mins, MTU 10 mins and Cork City just 15mins drive away. Located just off the N71 road to West Cork.

The property was built in 2001 and finished to a very high standard, with family living in mind. There are 4 double bedrooms, all finished out with extensive fitted wardrobes and decorated to high standard. There are 2 separate living rooms and a large kitchen/dining/living which is the soul of the property. Double doors lead to the rear patio and garden, a haven for long summer evenings. The kitchen finished to a very high standard and includes a large island unit and a built in range cooker.

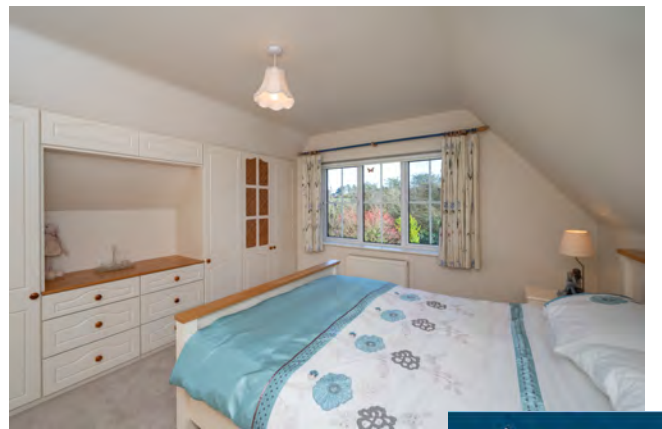
Also on the ground floor there is a 4th bedroom with a shower room just off.

On the first floor there are 3 double bedrooms, main bathroom and ensuite.

This would make an ideal family home and viewings are highly recommended.











PROPERTY DETAILS:

Hallway:

Sitting Room: **5.5m X 4.2m**

Living Room: **3.6m x 3.6m**

Kitchen/Dining: **8.9m x 4.7m**

Utility Room: **2.4m X 2.2m**

Bedroom: **3.3m x 2.6m**

Shower Room: **2.2m x 1.5m**

STAIRS & LANDING

Master Bedroom: **4.2m X 4.0m**

Ensuite: **2.3m x 1.5m**

Bedroom 2: **4.3m x 3.8m**

Bedroom 3: **5.4m x 3.2m**

Bathroom: **2.5m x 2.3m**

Hotpress: **2.4m x 0.7m**

Detached Garage:

5.6m x 3.2m

ASKING PRICE:

€575,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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