

44 Fern Grove, Forest Hill, CARRIGALINE, CO. CORK



HOWARD

Auctioneers, Estate Agents & Valuers



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3 bedroomed semi detached property..

Dan Howard & Co Ltd Auctioneers offer for sale No. 44 Fern Grove in Forest Hill, Carrigaline.

No 44 is a superb example of a modern 3 bedroomed semi detached property, presented in show house condition and just waiting for a lucky new owner. Built c.3 years ago by Astra Construction, this lovely A3 Rated house is very nicely located in the estate, facing directly onto a large green area and also has the benefit of a west facing rear garden. Location wise is also perfect for school going kids as there are two new schools built close to the entrance to the estate, both primary and secondary.

The house itself is just perfect, lovely flooring throughout the house, nice mutual colour scheme and modern kitchen and wardrobes. Best of all there is an extra living space off the kitchen. To the rear there is a nice level garden and a concrete built shed/dog house with an enclosed dog run. This is also plumbed with an automatic water troft with drainage. A must for dog lovers.

DEFINITELY ONE TO ARRANGE A VIEWING FOR!!





FEATURES:

- A3 rated semi detached house with solar & PV panels
- Presented in show house condition
- West facing rear garden
- Gas zoned central heating
- Solar panels & PV panels
- Facing a large green area
- Concrete shed & patio to the rear
- Double cobble lock driveway
- Power shower in en-suite
- Wood burning stove in sitting room



PROPERTY DETAILS:

Hallway:

WC: 1.6m x 1.5m

Sitting Room: 4.9m x 3.7m

Kitchen/Dining: 5.8m x 2.9m

Utility Room: 3.0m x 1.3m

Living Room: 3.2m x 2.8m

Master Bedroom: 3.5m x 3.0m

En-suite: 2.9m x 1.0m

Bedroom 2: 3.8m x 3.0m

Bedroom 3: 2.7m x 2.7m

Bathroom: 2.1m x 1.8m

Attic: Pull down stairs to attic area which is floored for extra storage.

Also has wiring & light

BER: **BER A3**

ASKING PRICE:

**Offers in Excess
of €310,000**



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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