

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



# HOWARD

Auctioneers, Estate Agents & Valuers



46 South Mall, Cork • Tel 021 424 8654 • Email [dan@danhowardsales.com](mailto:dan@danhowardsales.com) • [www.danhoward.ie](http://www.danhoward.ie)

## *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**

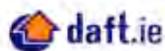
## ASKING PRICE:

**Offers in Excess  
of €310,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

DISCLAIMER: Dan Howard & Co. Ltd., for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Dan Howard & Co. Ltd., has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Dan Howard & Co. Ltd. (v) Dan Howard & Co. Ltd. disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.



### SELLING AGENT:

**Dan Howard & Co. Ltd., 46 South Mall, Cork**

Tel: **021 424 8654 / 087 283 3109**

Email: **dan@danhowardsales.com**

**www.danhoward.ie**

# HOWARD

Auctioneers, Estate Agents & Valuers