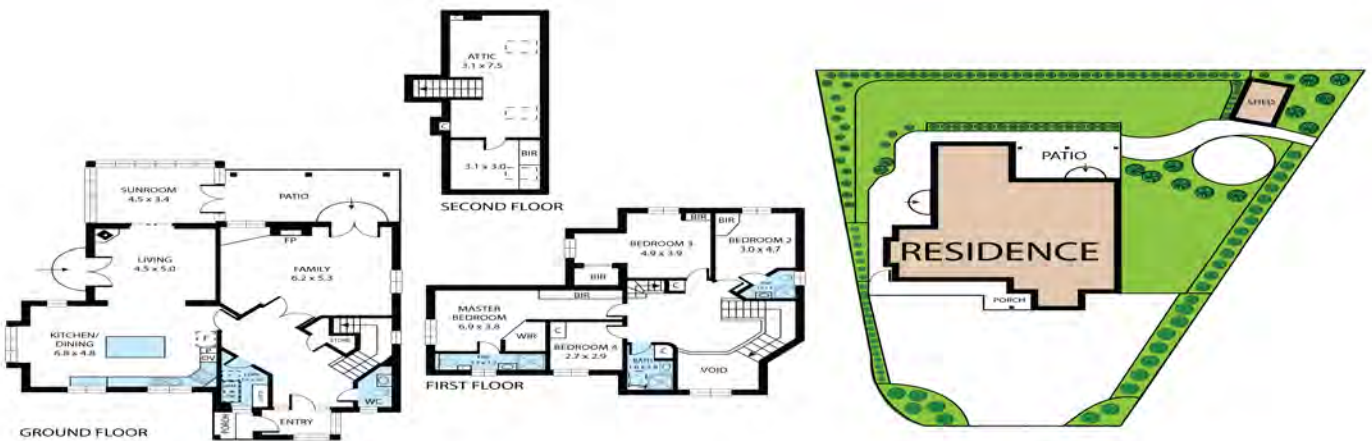
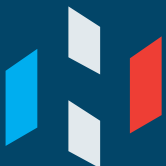


46 Gleann Rua, BALLYGARVAN, CO. CORK.



46 Gleann Rua, Ballyduhig South, Ballygarvan T12 K2HV

TOTAL APPROX. FLOOR AREA 290 SQM
 Whilst every attempt has been made to ensure the accuracy of the floor area, measurements of floors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission, or misstatement.
 THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY POTENTIAL PURCHASER.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
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PSR No. 003581

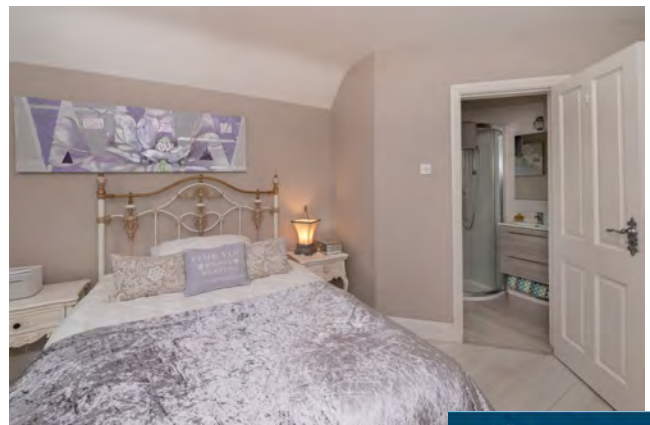
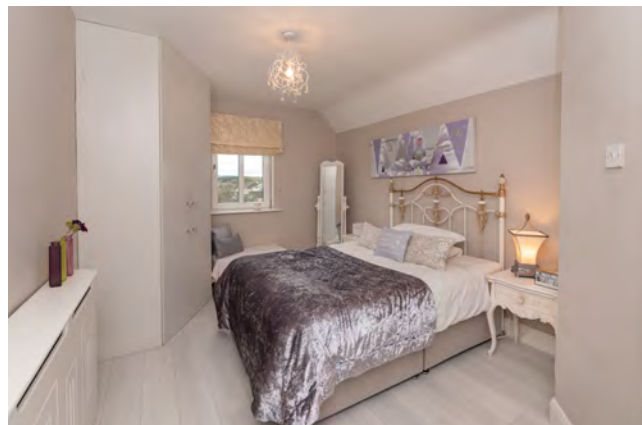
4/5 Bedroom Detached Residence..

Dan Howard & Co. Ltd Auctioneers, are very pleased to present a very impressive four/five bedroom detached house in the much sought after and mature residential area of Ballygarvan. No. 46 is set on a spacious corner site with a beautiful, south westerly aspect to the rear as well as having great privacy.

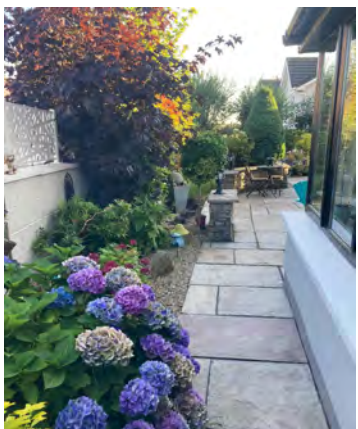
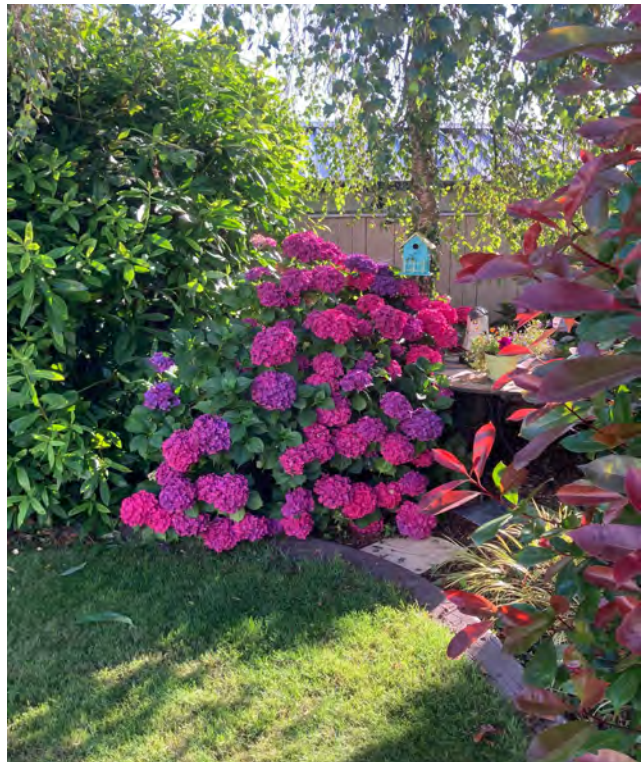
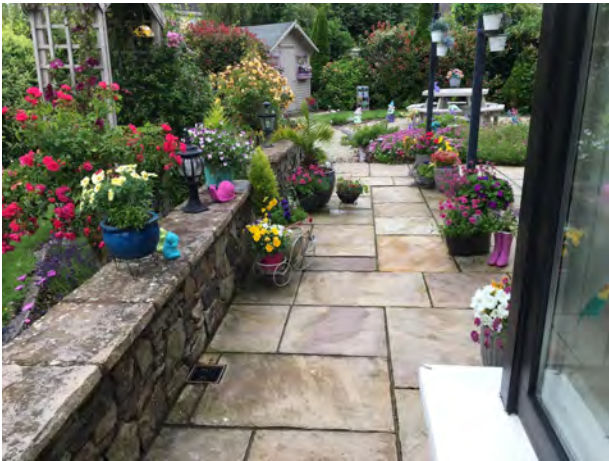
This c.3,000 sqft property makes a fantastic family home, with lots of large living areas and a generous sized patio for outdoor entertaining, with access from 2 living areas. The kitchen/dining room is bright, spacious and modern with built in appliances, a large island unit and wall and floor units. This leads to another large living room with a Gas stove and sliding doors lead you into the west facing sun room at the rear of the house. The large family room 6.1m x 5.1m, is just off the impressive hallway and is ideal for chilling out with the family or an entertaining room, door here also leads to the rear patio. There are 4 spacious bedrooms on the first floor, with 2 ensuite and main shower room. There is a stairs leading to the attic, an ideal chill out area for kids and teens.











PROPERTY DETAILS:

Porch: **2.4m x 1.3m**

Hallway: **6.5m x 2.6m**

Sitting Room: **6.1m X 5.1m**

Living Room: **4.4m x 4.2m**

Conservatory: **4.1m x 3.2m**

Kitchen/Dining: **6.9m X 4.9m**

Utility Room: **3.0m x 1.7m**

WC: **2.6m x 1.2m**

STAIRS & LANDING

Master Bedroom: **6.8m X 3.7m**

Ensuite: **4.0m x 1.0m**

Bedroom 2: **4.9m x 4.0m**

Bedroom 3: **4.9m x 4.0m**

Ensuite: **2.9m x 1.8m**

Bedroom 4: **2.9m x 2.6m**

STAIRS

Attic Office: **7.7m x 3.0m**

Bedroom 5: **3.2m x 3.0m**

ASKING PRICE:

€585,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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