

28 Gleann Alainn,

BALLYGARVAN, CO. CORK



HOWARD

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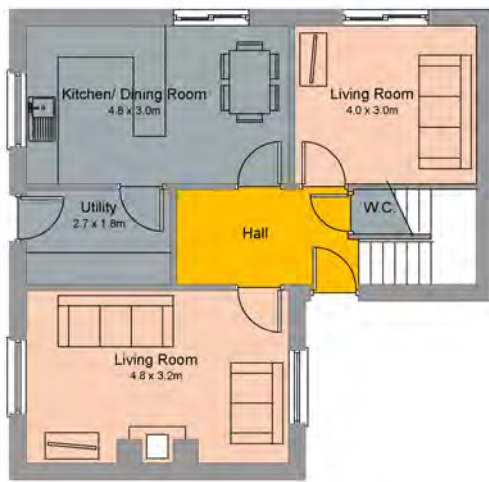
3 bedroomed semi-detached residence..

Dan Howard & Co Ltd auctioneers are delighted to offer for sale no 28 Gleann Alainn in the village of Ballygarvan, Co. Cork. Ballygarvan is a central location, close to Cork City, Cork Airport, Kinsale, Carrigaline and Ringaskiddy. This is a great area with a lovely community spirit. There is a very popular primary school around the corner and the village has its own shop, takeaway, Church, Pub, GAA club, creche and the very popular Ballygarvan Garden centre and restaurant.

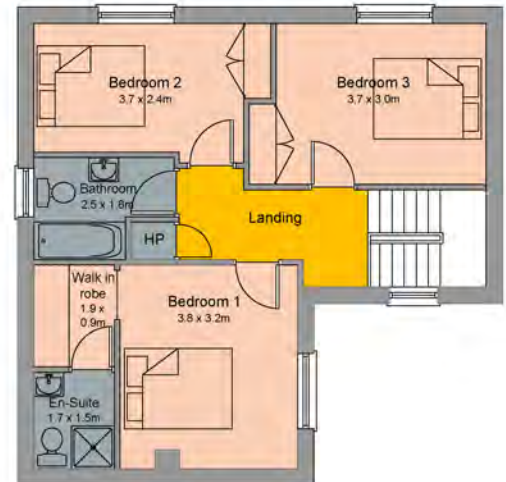
No 28 is tucked away in its own corner and once you enter the property the space opens out in front of you. There are 2 living rooms on the ground floor, modern and spacious kitchen/dining room with double doors to the extra spacious South/West facing rear garden and a Utility room. On the First floor with a spacious landing, there are 3 double bedrooms, bathroom and walking wardrobe/ensuite off the master bedroom. The other 2 bedrooms both have built in wardrobes also.

To the rear there is a very spacious, mature and private garden. This is a great sun trap and there is loads of room to extend in the future is needed. There is also a side entrance.





GROUND FLOOR



FIRST FLOOR

FEATURES:

- Perfect location
- Woodburning stove in living room
- 2 living rooms
- South west facing rear garden
- Modern & newly fitted kitchen
- New floors on ground floor
- Ensuite off master bedroom
- Walk in robe off master bedroom
- Utility Room



PROPERTY DETAILS:

Hallway:

Sitting Room: 4.8m x 3.2m

Living Room: 4.0m x 3.0m

Kitchen /Dining: 4.8m x 3.0m

Utility Room: 2.7m x 1.8m

Stairs:

Master Bedroom: 3.8m x 3.2m

Walk in Robe: 1.9m x 0.9m

Bedroom 2: 3.7m x 2.4m

Bedroom 3: 3.7m x 3.0m

Bathroom: 2.5m x 1.8m



BER: **BER C1**

ASKING PRICE:

**Offers in Excess
of €225,000**

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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