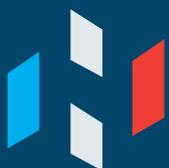


# 13 Clevedon, Lower Kilmoney Road, CARRIGALINE, CO. CORK.



## Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654  
[www.danhoward.ie](http://www.danhoward.ie)

PSR No. 003581

# 5 Bedroom Detached Residence..

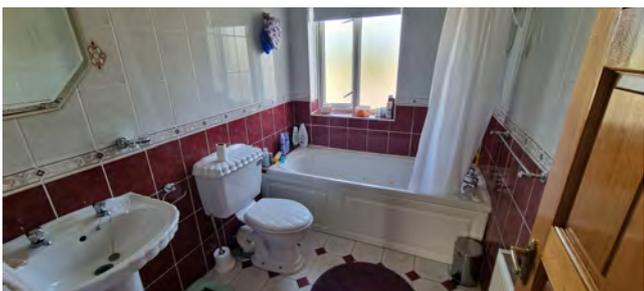
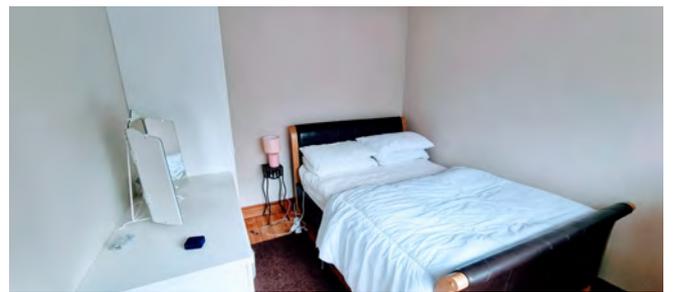
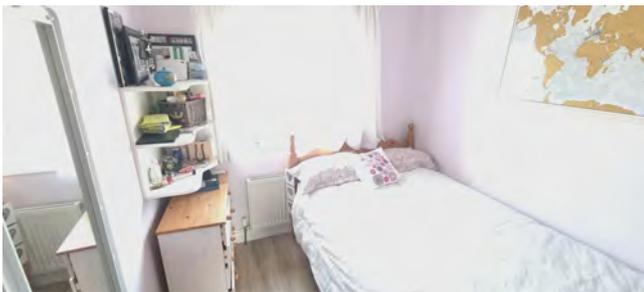
\*\*\* EXCELLENT FAMILY HOME\*\*\*

Dan Howard & Co. Ltd Auctioneers are delighted to offer for sale No. 13 Clevedon, Kilmoney, Carrigaline. This is a great opportunity to purchase a spacious and very well presented 5 bedroomed detached house, in this much sought after area of Carrigaline. It is very rare that these detached houses come on the market, so we expect strong interest. The property is in excellent condition throughout, with just one owner since it was built.

The property is very well laid out with lots a living accommodation on the ground floor. There is the benefit of a 5th bedroom on the ground floor, which could also be used as office if required. On the first floor there are 4 bedrooms, master bed with ensuite and built in wardrobes throughout. The attic is floored and plaster out with 2 velux windows, ideal for storage or other uses.

To the rear there is superb raised garden with a decking area and a concrete shed. The site is fully walled in and there is a double paved driveway to the front.





## PROPERTY DETAILS:

Hallway: 5.0m x 2.0m

Sitting Room: **4.9m X 4.8m**

Living Room: **4.0m X 3.4m**

Dining Room: **4.9m x 3.4m**

Kitchen: **4.5m x 2.7m**

Utility Room: **2.7m x 1.8m**

WC: **1.2m x 1.2m**

Bedroom 5: **3.1m x 2.7m**



### STAIRS

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

Ensuite: **2.9m x 0.8m**

Bedroom 2: **3.4m x 2.75m**

Bedroom 3: **3.0m x 2.2m**

Bedroom 4: **2.9m x 2.8m**

Bathroom: **2.3m x 1.7m**

**Floored Attic**



### ASKING PRICE:

**€475,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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