

25 Carmen Lawn, Belmont,

ROCHESTOWN, CORK.



HOWARD

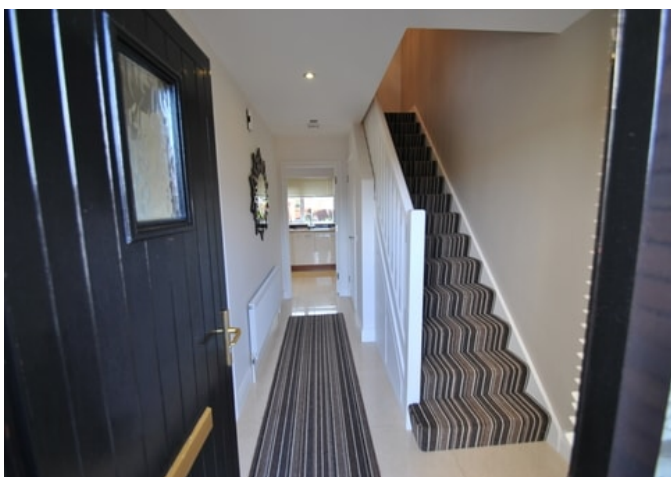
Auctioneers, Estate Agents & Valuers

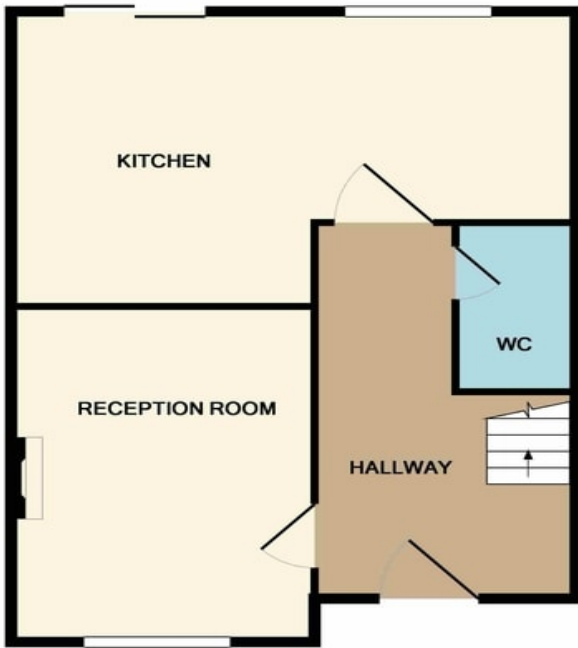


46 South Mall, Cork • Tel 021 424 8654 • Email dan@danhowardsales.com • www.danhoward.ie

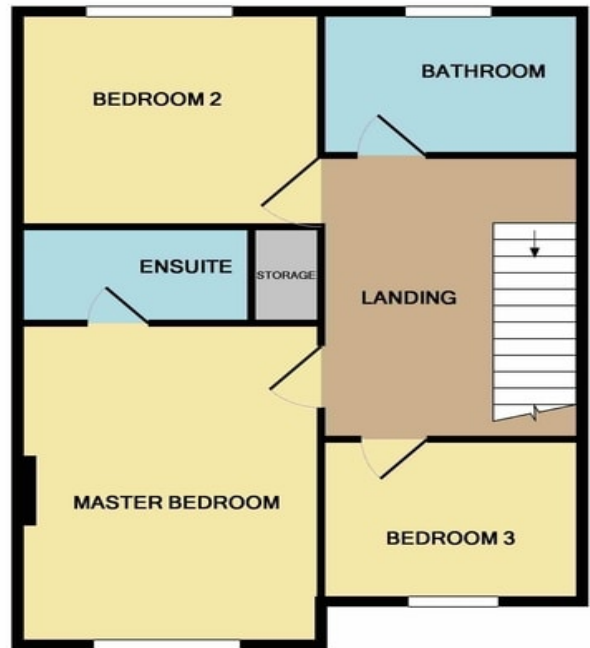
Superb 3 bedroomed residence in a private setting...

No 25 Carmen Lawn in Belmont, Rochestown on the outskirts of Cork City is a really stunning 3 bedroomed property ideal for first time buyers or investors. The property is presented in stunning condition throughout. There is spacious living accommodation throughout and a nice South facing garden to the rear. The ground floor consists of a living room with a timber floor, hallway through to the kitchen/dining at the rear with beautiful tiling to the floor throughout. The kitchen has a modern gloss finish which also included to cooker and hob. Sliding doors bring you out onto the lovely paved patio area. Nice sun trap!





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2018

FEATURES:

- Stunning Residence
- Beautifully Decorated throughout
- Large patio area to the rear
- Great Location, close to all amenities
- En-Suite off master bedroom
- Facing a large green area



PROPERTY DETAILS:

Hallway:

Living Room: 4.5m x 3.4m

Kitchen: 5.6m x 3.9m

Downstairs WC

Stairs / Landing

Master Bedroom: 4.4m x 3m

Ensuite: 2.4m x 0.9m

Bedroom 2: 3.4m x 2.8m

Bedroom 3: 2.6m x 2.2m

Bathroom: 2m x 1.6m

BER: **BER C1**

ASKING PRICE:

**Offers in Excess
of €255,000**



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