

39 Manor Road, Manor Farm, LEHENAGHMORE, CORK.



Howard
Auctioneers, Estate Agents & Valuers

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PSR No. 003581

4 Bedroom Semi-Detached Residence

Dan Howard Auctioneers are delighted to present this superb 4-bedroom A3-rated semi-detached home, extending to approximately 120m², in the ever-popular Manor Farm development. This is a fantastic opportunity to acquire a modern, energy-efficient property in one of Cork's most convenient residential locations.

Accommodation is bright, spacious, and beautifully maintained throughout, offering a turnkey home for any prospective buyer. The ground floor features a welcoming entrance hall, a generous front living room, and a large open-plan kitchen/dining area with direct access to the rear garden—ideal for both family living and entertaining. A guest WC completes the ground floor layout.

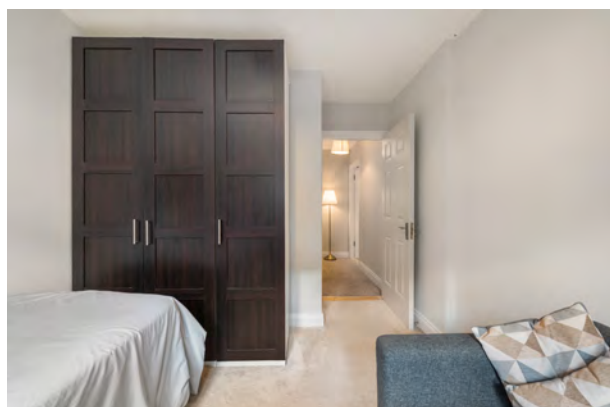
Upstairs, there are four well-appointed bedrooms, including a master bedroom with ensuite, along with a modern family bathroom. All rooms benefit from excellent natural light and contemporary finishes.

The property boasts an A3 energy rating, ensuring lower energy costs and a comfortable living environment. Additional features include high-quality flooring, modern décor, ample storage, and a rear garden perfect for outdoor enjoyment.

Manor Farm is a highly sought-after development, appreciated for its mature surroundings and excellent proximity to a wide range of amenities. Residents enjoy convenient access to Cork City Centre, Wilton, the CUH, MTU, the South Link Road, and a host of shops, schools, and recreational facilities. Homes of this size and calibre rarely come on the market in the area, and interest is expected to be strong.

This is an ideal family home in a prime location—viewing comes highly recommended.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.9m x 3.5m**

Kitchen/Dining: **7.1m x 5.6m**

Utility Room: **2.3m x 0.9m**

WC: **1.5m x 1.5m**

STAIRS

Master Bedroom: **3.65m x 3.5m**

Ensuite: **2.74m x 0.9m**

Bedroom 2: **3.7m x 2.7m**

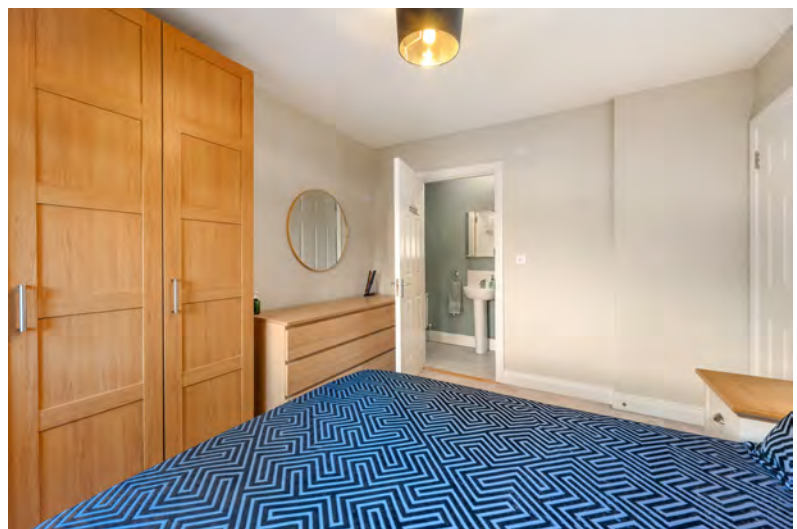
Bedroom 3: **3.1m x 2.9m**

Bedroom 4: **3.0m x 2.9m**

Bathroom: **2.0m x 1.6m**

ASKING PRICE:

€445,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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