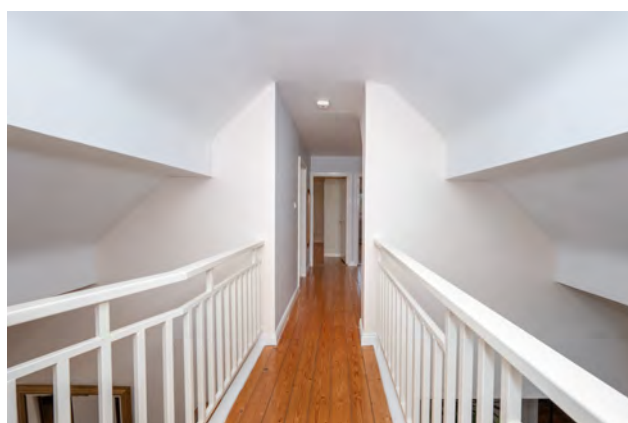
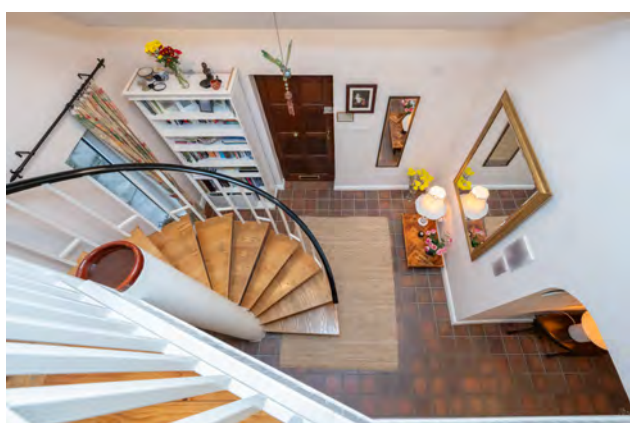


Lower Ballygarvan, BALLYGARVAN, CORK.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

4 Bedroom Detached Residence..

Lower Ballygarvan, Ballygarvan, Co. Cork. T12AH31 Stunning 4-Bedroom Family Home on 1.2 Acres with Home Office & Garage - Close to Cork City and Amenities Dan Howard & Co Ltd is delighted to present this exceptional property, set on approximately 1.2 acres of beautifully maintained, mature gardens. This home combines modern design, functionality, and tranquil countryside living, located on the 225-bus route it is close to Cork city centre, Cork Airport, Carrigaline, Ringaskiddy, Douglas, and Kinsale with easy access to all major transport links. Fronted by a charming natural stone wall, the property is accessed via a sweeping driveway leading to a large parking area and a separate block-built garage. Additional outbuildings include a garden shed and a dedicated timber-clad home office, fully equipped with high-speed fibre broadband - perfect for remote working or as a quiet creative space. Designed to follow the path of the sun, the house has been thoughtfully positioned to capture maximum natural light throughout the day. Large windows frame stunning views of the gardens and surrounding countryside, creating a bright and airy atmosphere. The ground floor is largely open-plan, featuring a sunken lounge and a spacious sunroom that flows seamlessly into the rest of the living space. The kitchen opens into a generous pantry and utility room, with a back door that provides direct access to the back entrance of the garage. A conveniently located downstairs WC is close to the back door. The foyer and sunroom are double-height spaces, both overlooked from a balcony accessed by a wide, comfortable spiral staircase, adding an elegant touch. All four bedrooms are doubles, each with ample built-in wardrobes. Whether you're relaxing in the garden, working from your dedicated home office, or enjoying time with family, this property offers everything a modern family could need. With excellent proximity to schools, shops, and major transport routes, this home provides the perfect balance of peace, privacy, and convenience.





PROPERTY DETAILS:

Hallway: **3.7m x 3.2m**

WC: **1.92m x 0.91m**

Kitchen/Dining Room: **4.8m x 4.5m**

Living Room: **7.3m x 3.2m**

Lounge: **3.6m x 3.4m**

Pantry: **2.8m x 1.9m**

Utility Room: **4.6m x 1.9m**

Spiral Staircase

Master Bedroom: **3.8m x 3.8m**

Ensuite: **2.7m x 1.0m**

Bedroom 2: **3.9m x 2.8m**

Bedroom 3: **3.3m x 3.2m**

Bedroom 4: **3.9m x 3.3m**

Bathroom: **2.7m x 2.2m**



ASKING PRICE:

€625,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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