

25 Gleann Rua,

BALLYGARVAN, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

4 Bedroom Detached Residence

Dan Howard Auctioneers are delighted to present No. 25 Gleann Rua to the market — a superbly presented 4-bedroom detached residence standing on a spacious corner site, facing onto a green area, in this much sought-after location. Coming to the market in showhouse condition, the property has been beautifully maintained throughout and is ready for a new owner to simply move in and enjoy.

An unusual and highly practical feature is the inclusion of not one but two garages attached to the house — a rare offering that provides exceptional storage, workshop potential, or scope for future conversion (subject to the usual planning consents). With a new "C" energy rating, the home offers comfortable, efficient living at an affordable price. Ballygarvan is perfectly positioned close to Cork Airport and all major road networks and amenities, making this an ideal home for commuters, families and frequent travellers alike.

A really nice detached house that is sure to attract strong interest.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.3m x 3.6m**

Dining Room: **3.8m x 3.6m**

Kitchen: **4.2m x 3.3m**

Utility Room: **2.6m x 1.5m**

WC: **1.7m x 0.8m**

STAIRS / LANDING

Master Bedroom: **3.6m x 3.4m**

Ensuite: **2.6m x 0.9m**

Bedroom 2: **3.6m x 3.4m**

Bedroom 3: **3.3m x 2.6m**

Bedroom 4: **2.7m x 2.3m**

Bathroom: **2.2m x 1.9m**

Garage No. 1: 4.1m x 2.5m

Garage No. 2: 7.8m x 3.6m



**ASKING
PRICE:
€520,000**



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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