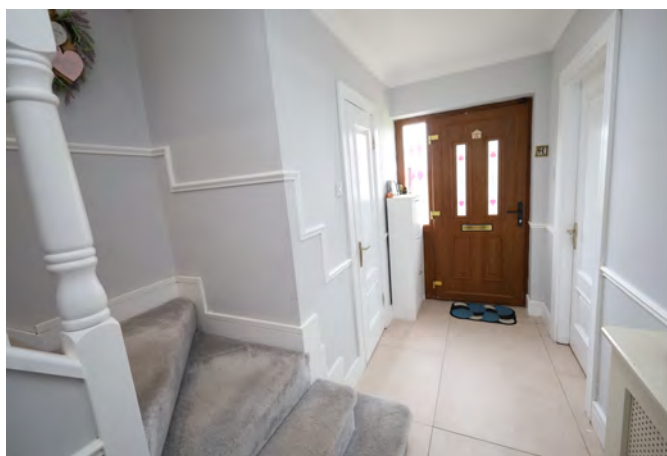


21 Woodvale, Herons Wood, CARRIGALINE, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

3 Bedroom Semi-Detached Residence

Dan Howard & Co. are delighted to present 21 Woodvale to the market — a beautifully presented three-bedroom semi-detached home tucked away in a quiet cul-de-sac in the ever-popular Herons Wood development, on the Cork side of Carrigaline.

This is a home that simply ticks every box. With two generous living rooms, three spacious bedrooms and a brand-new B3 energy rating, it offers the rare combination of comfortable family living and genuine running-cost efficiency. The accommodation is bright, well-proportioned and ready to move straight into, with all-new windows to the front giving the property a fresh, contemporary appearance and improved insulation throughout.

The recently achieved B3 energy rating is a real standout. Not only does it mean lower heating bills and a warmer, more comfortable home year-round, it also opens the door to the green mortgage rates now offered by most Irish lenders — meaningfully reducing monthly repayments for buyers and making this an even more attractive proposition in today's market.

Set in one of Carrigaline's most sought-after addresses, 21 Woodvale is the ideal home for a first-time buyer looking to put down roots, or a shrewd investor seeking a quality property in a location with consistently strong rental demand. Early viewing is highly recommended.





PROPERTY DETAILS:

Hallway:

Sitting Room: **5.8m x 3.8m**

Living Room: **3.8m x 3.0m**

Kitchen / Dining: **5.7m x 3.2m**

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

WC:

STAIRS / LANDING

Master Bedroom: **4.7m x 3.5m**

Ensuite: **3.2m x 0.8m**

Bedroom 2: **3.9m x 3.3m**

Bedroom 3: **2.6m x 2.4m**

Bathroom: **2.4m x 2.0m**



ASKING PRICE:

€420,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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