

For Sale by Private Treaty

21 Holly Vale, Forest Hill, Carrigaline, Co. Cork P43 F671



A wonderfully located three bedroom semi-detached overlooking a green area, in a quiet cul-de-sac. The first in the row, there is a pleasant green area along side the property also. With neutral and bright interiors, this B3 rated home is an ideal first home purchase for those looking for minimal move-in ready effort.

Accommodation comprises entrance hall with under stair storage cupboard, guest wc. Lounge room, kitchen cum dining room, utility room, three generous first floor bedroom with main bedroom en-suite, and a main bathroom.

SEMI-DETACHED HOUSE
3 BED - 3 BATH
99 sqm (1,072 sqft)



Agent: **Suzanne Tyrrell**
Phone: **086 607 9200**

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall

With high gloss tiled floor, running through to the kitchen area. Store cupboard under the stairs. Stairs and landing carpeted.

Guest WC

With toilet and wash hand basin.

Lounge Room 4.0m x 3.7m

Large window. Cherry wood effect floor covering. Open fire with feature stone surround with cast iron insert.



Kitchen cum Dining Room 2.9m x 5.7m

Extensive fitted floor and eye level units. Dual aspect windows allowing maximum light. Door to rear garden.



Utility Room 1.3m x 2.8m

With plumbing for the washing machine and dryer. Gas boiler.

First Floor

Bedroom 1 3.1m x 3.5m

With carpet floor covering. Double bedroom. Fitted wardrobes. En-suite with large shower, wc and wash hand basin.

Bedroom 2 3.0m x 3.9m

With carpet floor covering. Double bedroom. Fitted wardrobes. (currently being used as a home office).

Bedroom 3 1.3m x 2.8m

With carpet floor covering. Generous single bedroom.



Main Bathroom

Tiled floor and walls around bath. Bath with shower over, wc and wash hand basin.

Stira type ladder access to the attic – floored for storage.

Outside

- > Parking for up to two cars over cobble-lock driveway
- > Rear garden with raised patio area and block wall boundary for the most part. Side access and gate. Rear garden not very overlooked.

Features

- > Gas fired central heating
- > Solar panels for hot water
- > EV charging point
- > Burglar Alarm

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