

# 4 Kilmoney Woods, Kilmoney, CARRIGALINE, CO. CORK.



## Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654  
[www.danhoward.ie](http://www.danhoward.ie)

PSR No. 003581

# 4 Bedroom Detached Residence

Dan Howard & Co. are delighted to present this stunning four-bedroom detached residence to the market at 4 Kilmoney Woods, set in one of Carrigaline's most sought-after and established residential areas. From the moment you arrive, this is a home that makes an impression — occupying a fully walled-in site with a large, private rear garden and benefitting from an energy-efficient geothermal heating system and an impressive B2 energy rating.

Beautifully laid out for modern family living, the accommodation flows effortlessly across two floors. The ground floor offers two separate living areas, a large kitchen/dining room ideal for everyday family life and entertaining alike, and a utility room with direct access to the rear garden. Upstairs, four generous double bedrooms are served by a main bathroom, with the master benefitting from both a dressing area and en-suite. A particularly lovely feature is the spacious landing, where high windows draw in natural light and frame views over the green area beyond.

Externally, the property is further enhanced by a large detached garage (7.7m x 5.8m), offering exceptional storage, workshop or conversion potential, while the walled, private rear garden provides a safe and secluded space for children and outdoor living.





## PROPERTY DETAILS:

Hallway: \_\_\_\_\_

Sitting Room: **5.6m x 4.9m**

Living Room: **4.3m x 3.1m**

Kitchen / Dining: **8.4m x 3.7m**

Utility Room: **2.8m x 2.1m**

WC: 1.7m x 1.4m

### **STAIRS / LANDING**

Master Bedroom: **4.1m x 3.5m**

Dressing Area: **2.2m x 1.4m**

Ensuite: **1.9m x 1.7m**

Bedroom 2: **3.0m x 3.0m**

Bedroom 3: **4.1m x 4.0m**

Bedroom 4: **3.6m x 2.9m**

Bathroom: **2.9m x 2.2m**

Large Garage: **7.7m x 5.8m**



## ASKING PRICE:

**€750,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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