

# Montana, Lima Lawn,

GLASHEEN, CO. CORK.



**Howard**  
Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

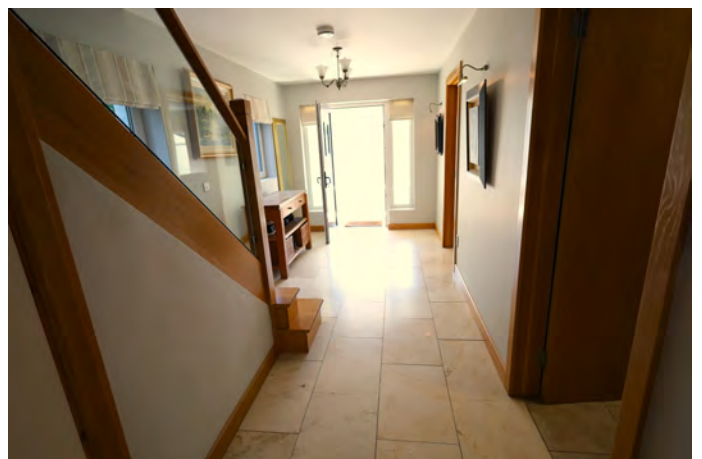
## *5 Bedroom Detached Residence*

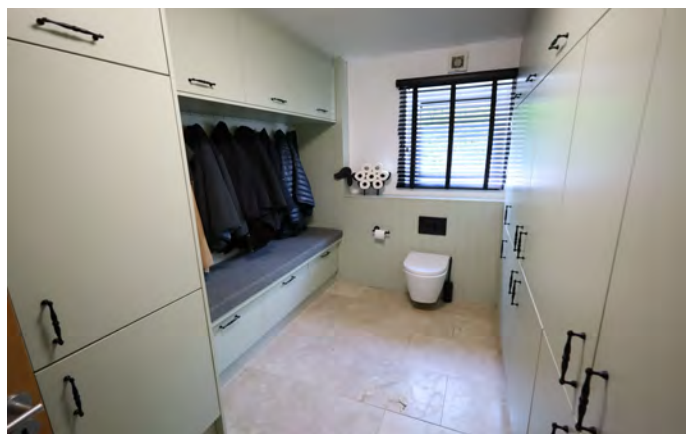
Situated in one of Cork City's most prestigious and sought-after addresses, Montana is a truly exceptional detached family home that rarely comes to the market. Constructed approximately 20 years ago, this superb residence retains a modern, contemporary feel throughout and offers generous, well-planned accommodation extending to 162 sq.m.

Lima Lawn, Glasheen, is among Cork's premier residential addresses, and the location here is simply outstanding. The property is within comfortable walking distance of University College Cork (UCC), Bon Secours Hospital, and Cork City Centre, along with excellent primary and secondary schools, shops, cafés, and public transport links — making it ideally suited to families, academics, and professionals alike.

### A3 Energy Features — Built for Modern Living

This exceptional home achieves an impressive A3 Building Energy Rating, placing it among the most energy-efficient properties on the market today. Designed and built to the highest standards, the combination of superior insulation, airtight construction, and double-glazed windows ensures outstanding thermal performance throughout the year — keeping the home warm in winter and cool in summer, with dramatically reduced energy bills compared to older housing stock.





## PROPERTY DETAILS:

Front Porch: 2.2m x 1.9m

Entrance Hallway:

Sitting Room: 4.8m x 3.6m

Kitchen/Dining/Living: 6.1m x 5.1m

Utility/WC: 3.6m x 2.9m

### STAIRS TO FIRST FLOOR

Master Bedroom: 4.4m x 3.0m

Walk in Wardrobe: 1.7m x 1.6m

Wet Room Ensuite: 3.0m x 1.0m

Bedroom 2: 3.0m x 2.4m

Bedroom 3: 2.7m x 2.6m

Bedroom 4: 3.8m x 3.2m

Bedroom 5/Home Office: 3.4m x 2.1m

Bathroom: 3.4m x 2.1m



## ASKING PRICE:

€750,000



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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