



HEATHER GROVE

& SYLVAN WAY

Janeville

Cork Road, Carrigaline, Co. Cork



Janeville luxury family homes in the perfect location...



Welcome to Janeville...

Janeville is a New Development of Luxury “A” rated houses, located on the Cork side of Carrigaline, close to the Shannon Park roundabout. This location is the most sought after in Carrigaline and indeed Cork, due to the proximity to the City Centre, Mahon Point, Ringaskiddy and surrounding major employments areas, all just a short drive away.

Carrigaline is a commuter town of Cork City with lots of industry, schools, shops, restaurants etc.
A fantastic area to raise a family. Janeville offers a range of house types from 5 bedroom detached, 4 bedroom detached, a range of 3 & 4 bedroom semi detached and 2 & 3 bedroom townhouses.

Carrigaline was one of the first towns in Ireland to benefit from Fibre Broadband with one gigabit available in Janeville. With major employers in Carrigaline and Ringaskiddy, this location is perfect for family living.

Cork City is just 15 minutes away and a regular bus service is on the doorstep to the park.

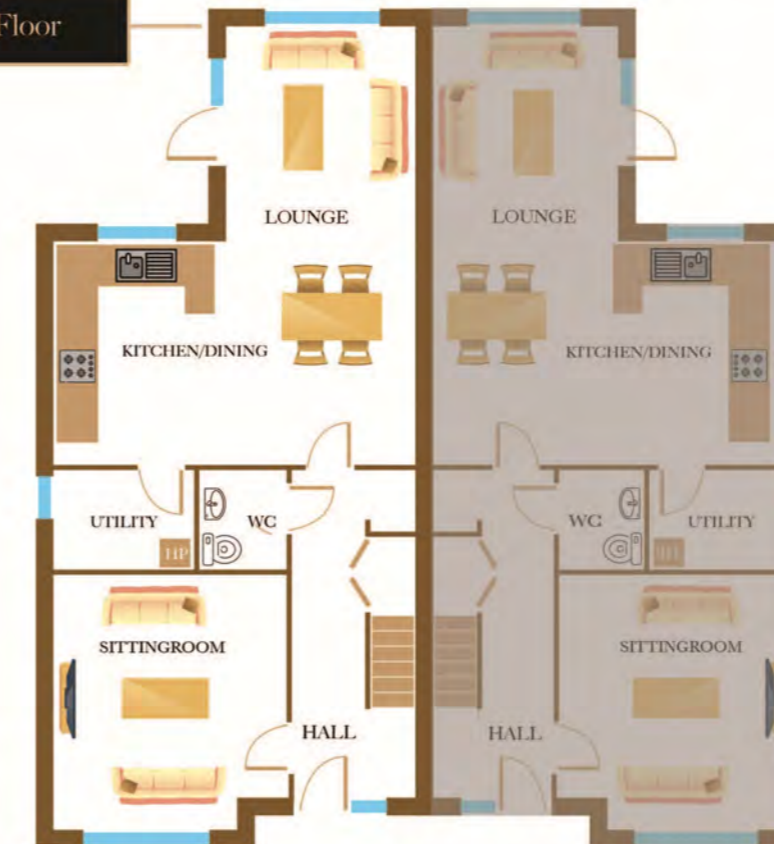


House Type B3 (138m²)

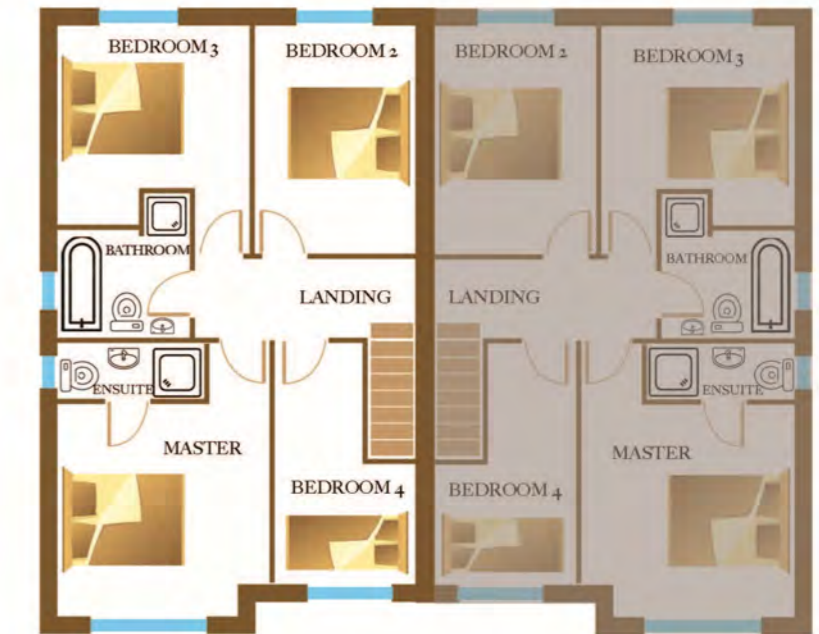
4 Bedroom Semi Detached



Ground Floor



First Floor



B3 GROUND FLOOR
 Sitting Room: 4.3m x 4m
 Kitchen/dining: 6.3m x 3.9m
 Lounge: 3.3m x 3.3m
 Utility: 2.3m x 1.7m
 WC: 1.7m x 1.5m

B3 FIRST FLOOR
 Master: 3.7m x 3.7m
 Ensuite: 2.5m x 1m
 Bed 2: 4m x 2.8m
 Bed 3: 3.4m x 3.3m
 Bed 4: 4.2m x 2.5m
 Bathroom: 2.2m x 1.9m

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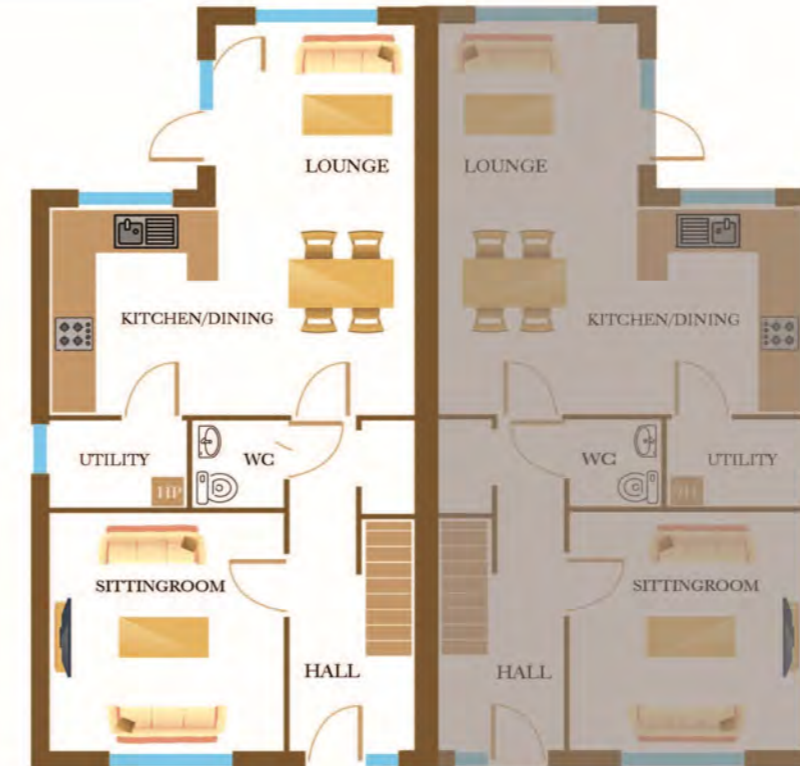


House Type B2 (123.2m²)

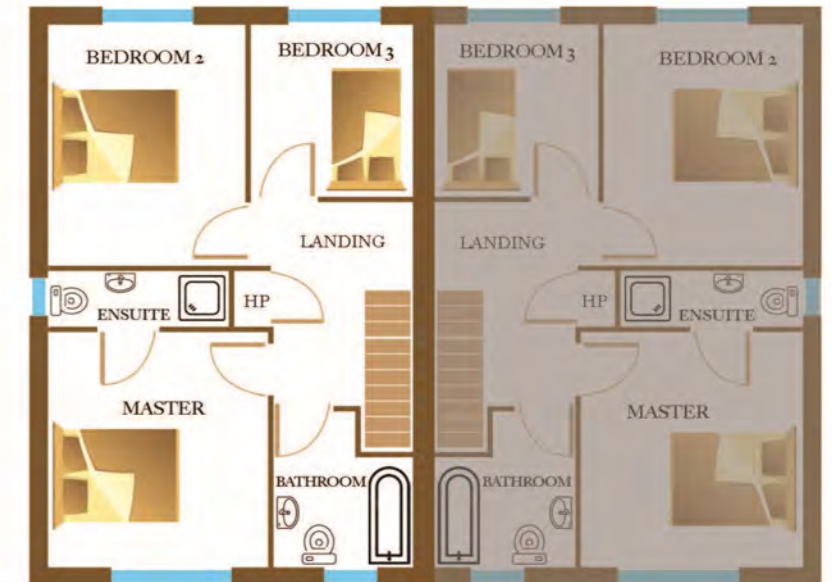
3 Bedroom Semi Detached



Ground Floor



First Floor



B2 GROUND FLOOR

Sitting Room: 4m x 3.8m
Kitchen/Dining: 6m x 3.5m
Lounge: 3.3m x 3.1m
Utility: 2.2m x 1.5m
WC: 1.5m x 1.5m

B2 FIRST FLOOR

Master: 4.1m x 3.6m
Ensuite: 3.1m x 1m
Bed 2: 4.1m x 3.2m
Bed 3: 2.9m x 2.7m
Bath: 2.4m x 1.8m

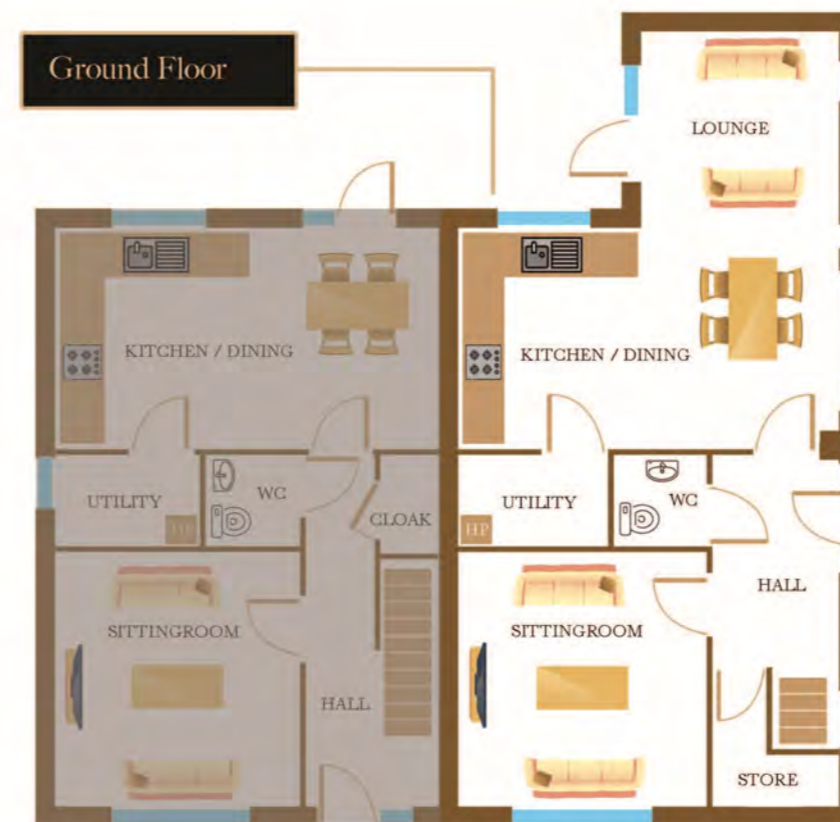
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House Type D1 (122.5m²)

3 Bedroom Semi Detached



D1 GROUND FLOOR

Sitting Room: 4.05m x 4m
Kitchen: 6.09m x 3.5m
Lounge: 3.1m x 3.1m
Utility: 2.4m x 1.52m
WC: 1.52m x 1.4m

D1 FIRST FLOOR

Master: 4.1m x 3.5m
Ensuite: 2.9m x 1.4m
Bed 2: 4.1m x 2.9m
Bed 3: 3m x 2.9m
Bath: 2.4m x 1.8m

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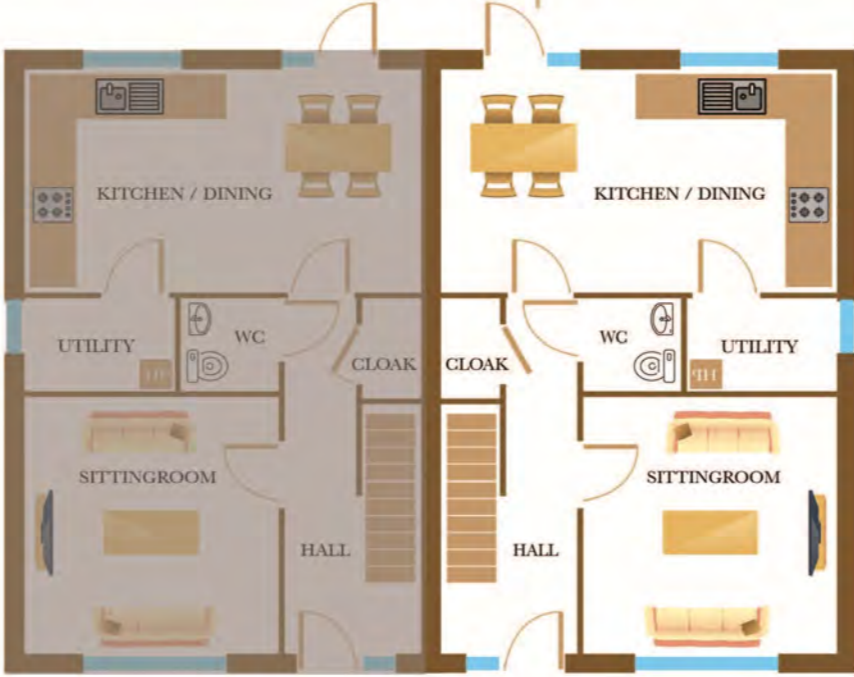


House Type B1M (1113m²)

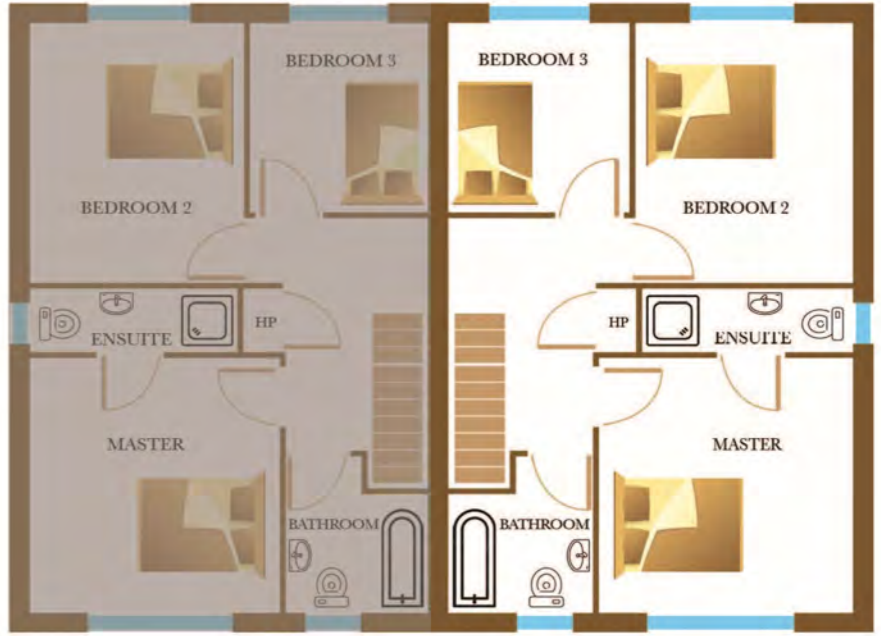
3 Bedroom Semi Detached



Ground Floor



First Floor



B1M GROUND FLOOR

Sitting Room: 4m x 3.8m
Kitchen/Dining: 6m x 3.5m
Utility: 2.2m x 1.5m
WC: 1.5m x 1.5m

B1M FIRST FLOOR

Master: 4.1m x 3.6m
Ensuite: 3.1m x 1m
Bed 2: 4.1m x 3.2m
Bed 3: 2.9m x 2.7m
Bath: 2.4m x 1.8m

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House Type B1 (113m²)

3 Bedroom Semi Detached



B1 GROUND FLOOR

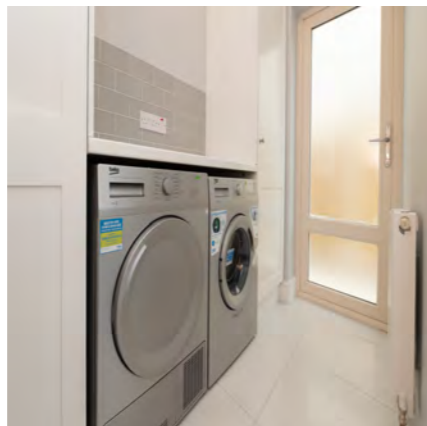
Sitting Room: 4.05m x 3.9m
 Kitchen: 6.09m x 3.5m
 Utility: 2.3m x 1.52m
 WC: 1.52m x 1.5m
 Cloaks: 1.52m x 0.89m

B1 FIRST FLOOR

Master: 4.01m x 3.8m
 Ensuite: 3.25m x 1m
 Bed 2: 4.06m x 3.25m
 Bed 3: 2.96m x 2.74m
 Bath: 2.19m x 1.85m

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Special Features...

- New a-rated semi and detached homes
- Custom design your own kitchen with very generous pc sums
- Utility room plumbed for washing machine
- Air to water heat pump

- Mechanical & passive ventilation
- High ceilings to all ground floors (9ft)
- Moulded cornicing to all ground floor ceilings
- Generous electrical specification
- Fully painted with a generous choice of dulux colours

- Oak internal doors with contemporary chrome handles
- Contemporary sanitary ware supplied and fitted in all bathrooms
- Power shower in en-suite bathrooms
- Power shower in main bathroom over bath
- Heated towel rail to en-suite and main bathroom
- Painted balustrade to stairs with varnished hardwood handrail
- Wired for intruder alarm
- No stage payments
- All units professionally designed by architects

EXTERNAL

- 10 year homebond structural warranty with each unit
- 1.2 U value rated pvc double glazed windows
- Palladio front door with side panel
- Double cobble lock driveways
- Black hardwood side gate fitted
- Gardens levelled and seeded
- Shrub planting to the front
- External tap at the rear
- Spacious patio to the rear
- Landscaped open green areas
- Detached units with walled in site





Please Note...

These particulars are given on the strict understanding that they will not form any part of any contract. Whilst every care has been taken in preparing these particulars, no responsibility is taken for any inaccuracies or errors

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SITE MAP

- A1/A3 3 BED END/MID TERRACE (99.6m²)
- A2/A2M 2 BEDROOM MID TERRACE (86.3m²)
- B1/B1M 3 BED SEMI DETACHED (113m²)
- D1/D1M 3 BED SEMI DETACHED (122.5m²)
- B2 3 BED SEMI DETACHED (123.2m²)
- B3 4 BED SEMI DETACHED (138m²)
- E2 4 BED DETACHED (182.8m²)
- G1 5 BED DETACHED (202m²)
- H1 5 BED DETACHED (217m²)

Selling Agent



Janeville

Cork Road, Carrigaline, Co. Cork

LOCATION MAP



LOCATED ON THE CORK SIDE OF CARRIGALINE: Coming from Cork City heading into Carrigaline from the Shannon Park Roundabout, Janeville Site is on the left. (Viewings/meetings by appointment only)

BUILDERS



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AUCTIONEER



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