

36 The Willows, Janeville, CARRIGALINE, CO. CORK.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

3 Bedroom Semi-Detached Residence

Presented to the market by Dan Howard & Co., this exceptional three-bedroom semi-detached home represents a rare opportunity to acquire a superbly appointed, energy-efficient family residence in one of Carrigaline's most sought-after residential developments.

Set in a prime position close to the entrance of the estate, No. 36 enjoys the added benefit of immediate access to the extensive green areas and children's play areas that make Janeville such a popular choice for families. Extending to approximately 123 sq.m., this thoughtfully designed home offers generous and flexible accommodation across two floors, finished to an excellent standard throughout.

The property boasts an impressive A3 BER rating, underpinned by a solar thermal and photovoltaic (PV) panel system, ensuring significantly reduced energy bills and a comfortable, sustainable living environment year-round. With gas zoned heating and high-performance insulation, this home is as practical as it is attractive.

Externally, the property benefits from a double-width driveway to the front providing ample off-street parking, a private patio area to the rear — ideal for outdoor dining and relaxing — and the added practicality of a steel shed for secure storage.





PROPERTY DETAILS:

Hallway:

Sitting Room: **4.05m x 3.98m**

Kitchen / Dining: **6.09m x 3.5m**

Living Room: **3.30m x 3.15m**

Utility Room: **2.6m x 1.5m**

WC: **1.5m x 1.5m**

STAIRS TO FIRST FLOOR

Master Bedroom: **3.99m x 3.81m**

Ensuite: **3.0m x 1.0m**

Bedroom 2: **4.06m x 3.23m**

Bedroom 3: **3.0m x 2.74m**

Bathroom: **2.15m x 1.8m**



ASKING PRICE:

€465,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

DISCLAIMER: Dan Howard & Co. Ltd., for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Dan Howard & Co. Ltd., has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Dan Howard & Co. Ltd. (v) Dan Howard & Co. Ltd. disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581