

33 Maple Avenue, Janeville, CARRIGALINE, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

4 Bedroom Semi-Detached Residence..

Dan Howard & Co. Ltd Auctioneers are delighted to offer for sale 33 Maple Avenue in Janeville, Carrigaline. This is a stunning 4 bedroomed semi detached home, 160mtsq/1720sqft, and is just 8 months old. The property is beautifully presented and will make an ideal family home.

There is an "A2" energy rating with an Air to Water Heat Pump and underfloor heating on the ground floor. The kitchen has been upgraded with extra units and a white granite work top and an extra large island. All the floor have been finished to a high standard through out the house, tiling on the ground floor and carpets on the upper floors.

To the rear there is a spacious patio area and garden that's laid to grass, to the front there is an extended paved driveway.

Maple Ave is a much sought after location within the Janeville development.





PROPERTY DETAILS:

Hallway:

WC: **1.4m x 1.4m**

Sitting Room: **4.4m x 3.8m**

Kitchen/Dining Room: **6.1m x 3.5m**

Living Room: **3.4m x 3.3m**

Utility Room: **2.2m x 1.5m**

STAIRS

Master Bedroom: **4.6m x 3.5m**

Ensuite: **2.7m x 1.0m**

Bedroom 2: **4.0m x 3.2m**

Bedroom 3: **2.9m x 2.7m**

Bathroom: **2.4m x 1.7m**

STAIRS

Bedroom4: **5.5m x 3.5m**

Ensuite: **3.0m x 1.2m**

Store Room: **2.8m x 1.1m**



ASKING PRICE:

€475,000



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