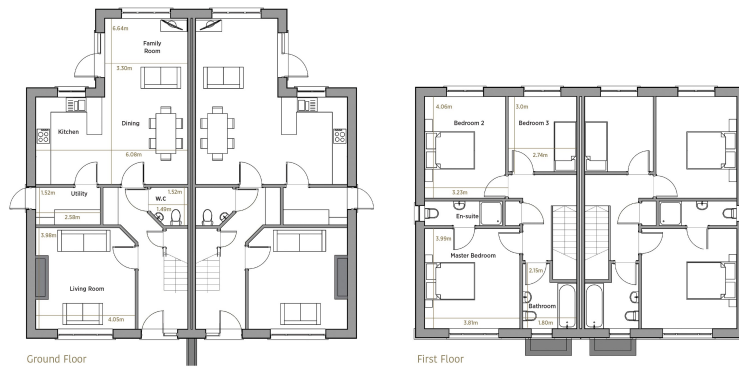
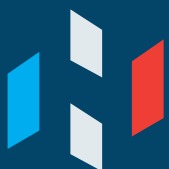


# 40 The Park, Janeville, CARRIGALINE, CO. CORK.



Janeville



**Howard**  
Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

## 3 Bedroom Semi-Detached Residence..

Dan Howard & Co. Ltd. Auctioneers are pleased to offer for sale this stunning 3 bedroomed semi detached, "A3" rated property, at 40 The Park, Janeville, Cork Road, Carrigaline.

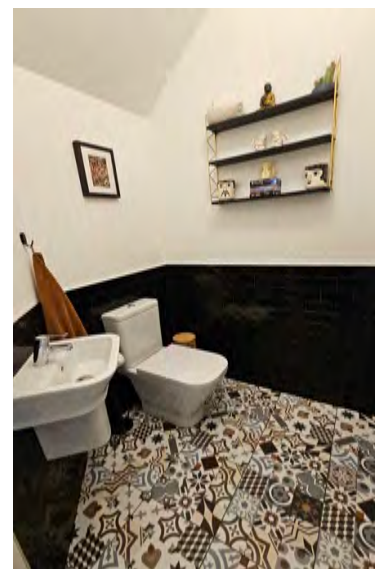
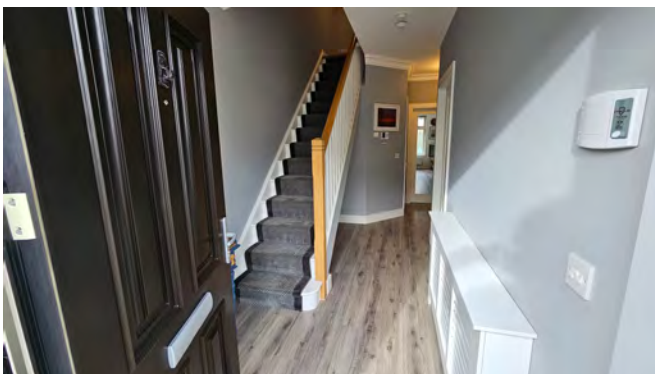
This is a beautiful 3 bedroomed property extending to 1,323ft<sup>2</sup> - 123m<sup>2</sup>.

The property comes to the market in showhouse condition and has the added bonus of having an extra living room to the rear of the property, just off the kitchen. The house is finished to a very high standard with all flooring, tiling, upgraded kitchen with appliances etc.

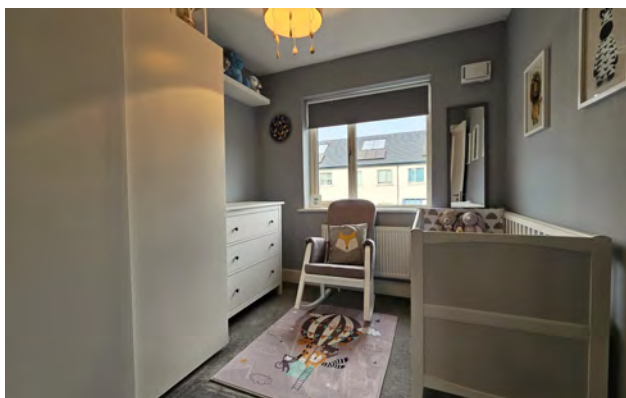
On the first floor there are 3 spacious bedrooms, bathroom and en-suite.

This "A3" property has Gas Zoned heating together with Solar and PV Panels.

There is a paved driveway to the front for 2 cars and a covered patio to the rear, giving extra outside living space. Ideal family home, please contact Dan Howard to arrange a viewing of this superb property.







## PROPERTY DETAILS:

Hallway:

WC: **1.52m x 1.49m**

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

Kitchen/Dining Room: **6.0m x 3.5m**

Living Room: **3.3m x 3.15m**

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

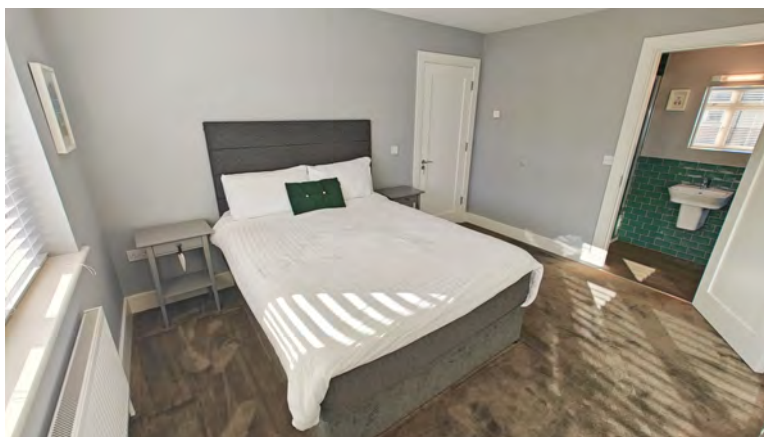
### **STAIRS**

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

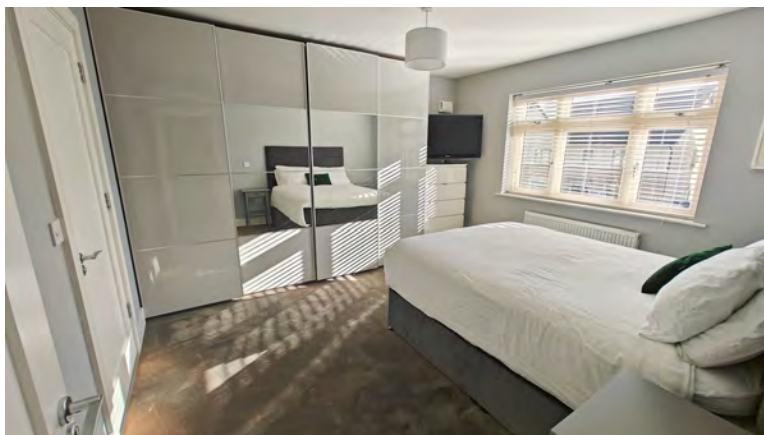
Ensuite: **3.0m x 2.74m**

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

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



*Stira to attic which is floored for extra storage*



## ASKING PRICE:

# €425,000



### VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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