HAWTHORN WAY & CLOVER

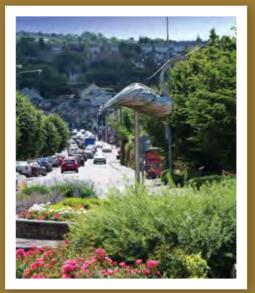


Cork Road, Carrigaline, Co. Cork



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.



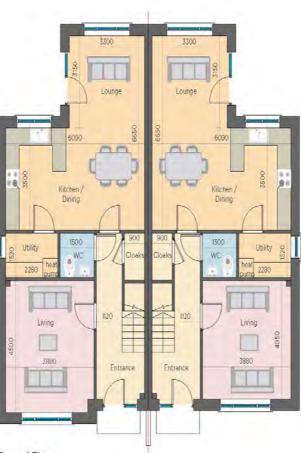


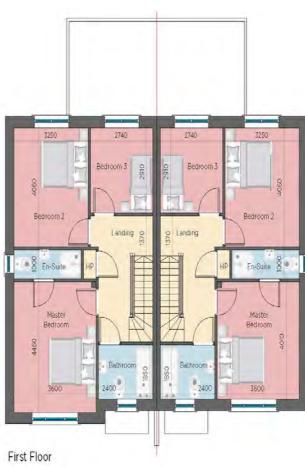


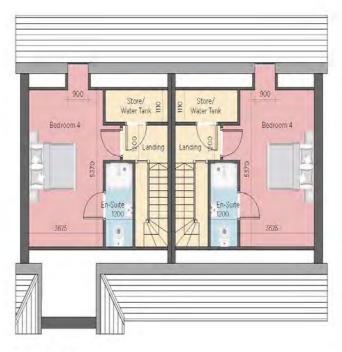


House B3A 159 SQ.M. 1711 SQ.FT.

House B3 156.2 SQ.M. 1679 SQ.FT.







Ground Floor

Second Floor











House B1 113 SQ.M. 1216 SQ.FT. House D1 122.5 SQ.M. 1318 SQ.FT.









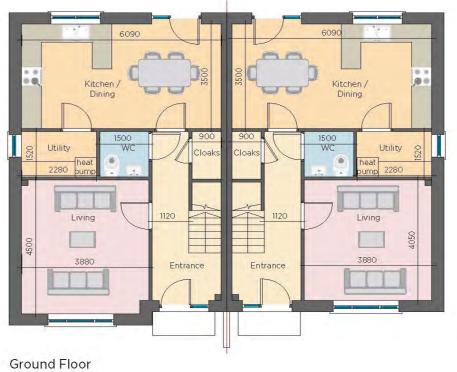
116 SQ.M. 1250 SQ.FT.

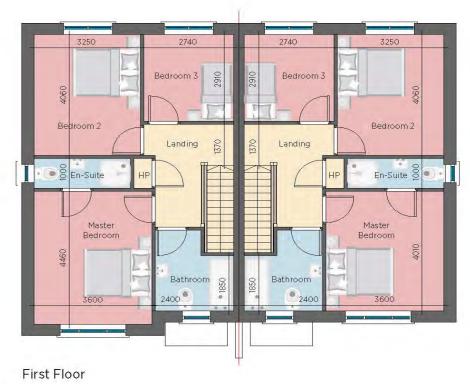




House B1

113 SQ.M. 1216 SQ.FT.







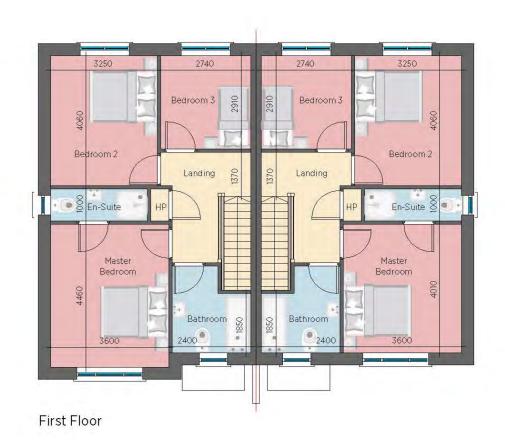


House B1A 116 SQ.M. 1250 SQ.FT.



113 SQ.M. 1216 SQ.FT.





Ground Floor













Special Features...

- New a-rated semi and detached homes
- Custom design your own kitchen and wardrobes with very generous pc sums
- Utility room plumbed for washing machine -door for side access
- Air to water heat pump
- Mechanical & passive ventilation
- High ceilings to all ground floors (9ft)
- Moulded cornicing to all ground floor ceilingsGenerous 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
- Electric 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



Clover Lawn & Hawthorn Way





LOCATION MAP





Cork Road, Carrigaline, Co. Cork

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



Astra Construction Services Ltd, Janeville, Carrigaline, T: 021 4373940

AUCTIONEER



Dan Howard & Co. Ltd., 46 South Mall, Cork. **T: 021 4248654** E: Dan@Danhowardsales.com PSR No 003581





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