



HAWTHORN WAY & CLOVER  
LAWN

Janeville

Cork Road, Carrigaline, Co. Cork

# Janeville

*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.



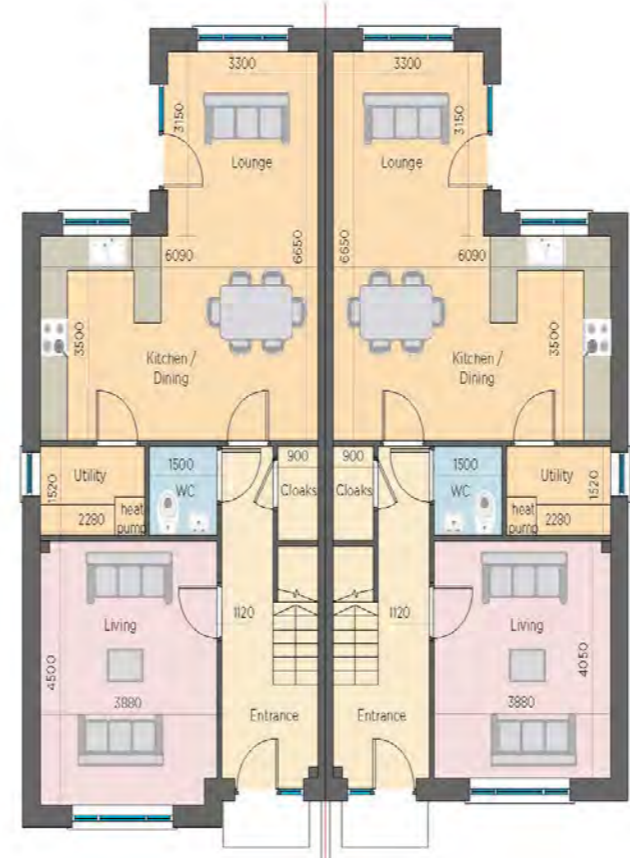
# Janeville

## House B3A

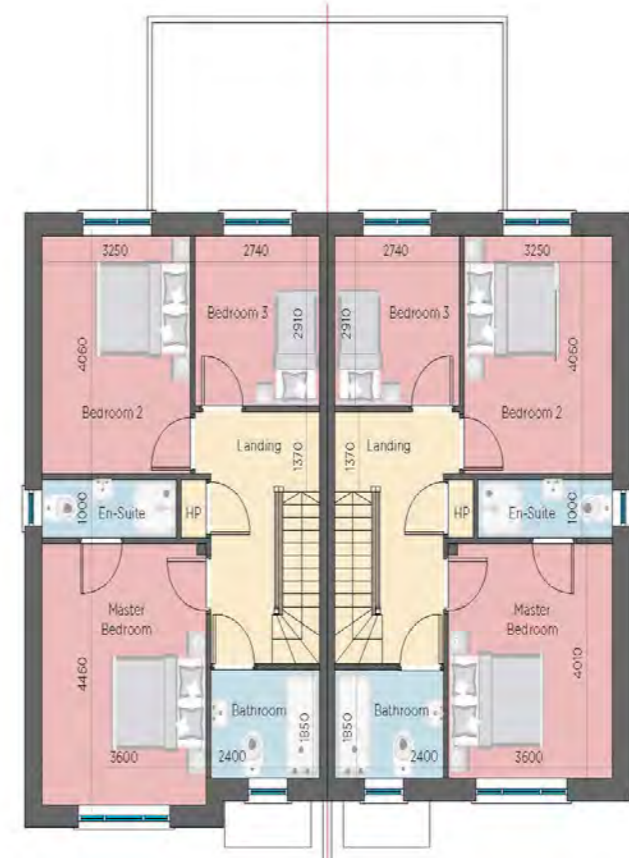
159 SQ.M.  
1711 SQ.FT.

## House B3

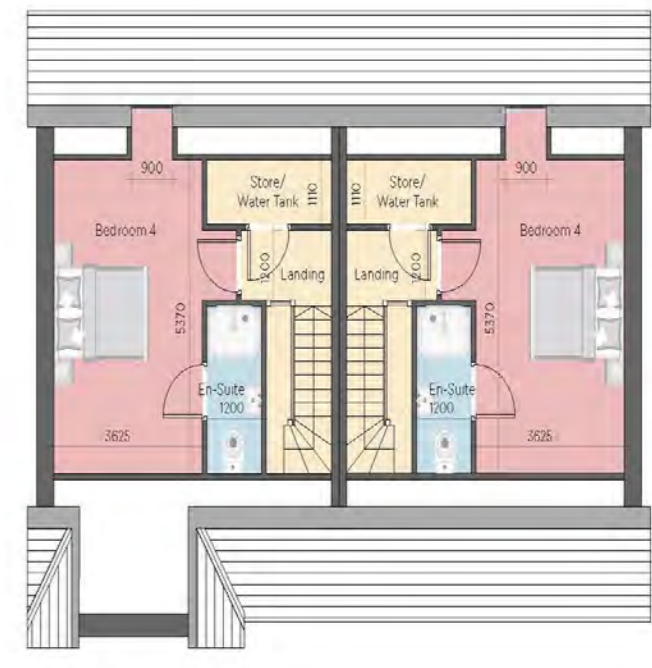
156.2 SQ.M.  
1679 SQ.FT.



Ground Floor



First Floor



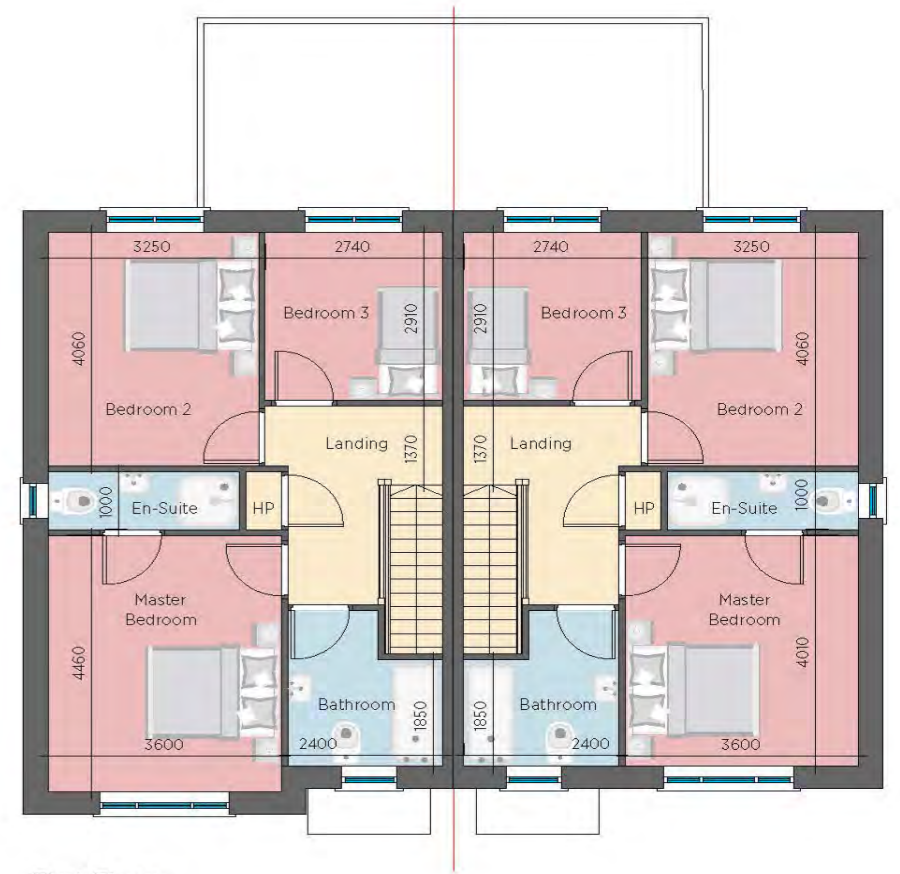
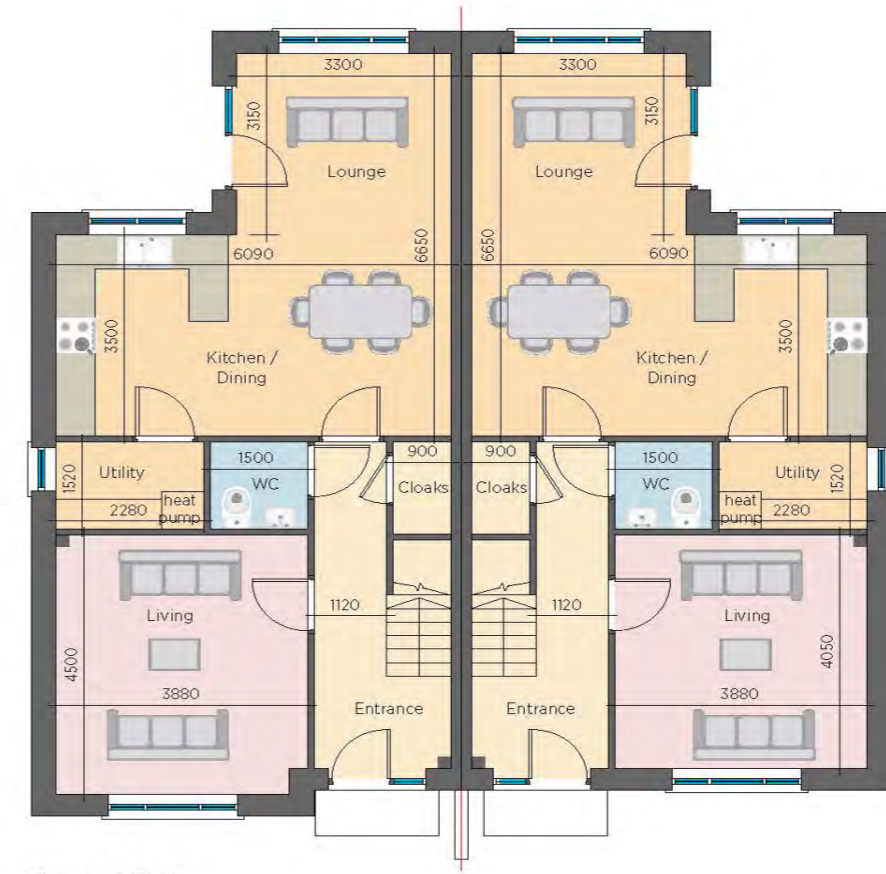
Second Floor



# Janeville

**House B2A**  
126.5 SQ.M.  
1361 SQ.FT.

**House B2**  
123.2 SQ.M.  
1326 SQ.FT.





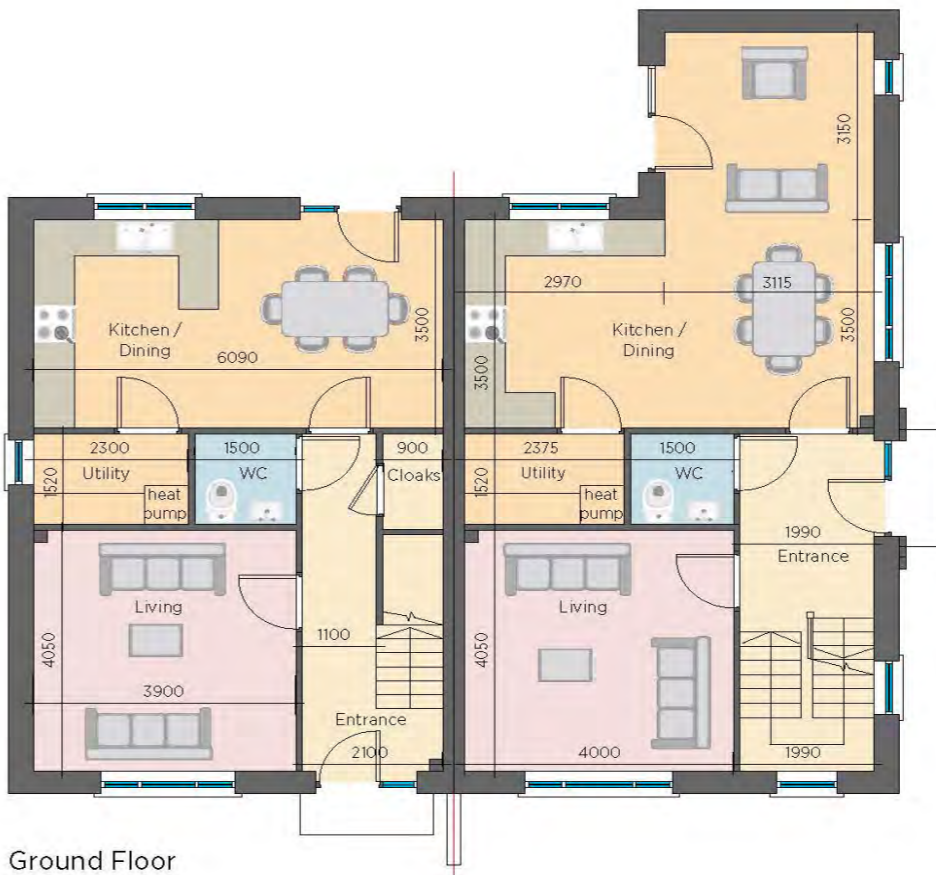
# Janeville

## House B1

113 SQ.M.  
1216 SQ.FT.

## House D1

122.5 SQ.M.  
1318 SQ.FT.





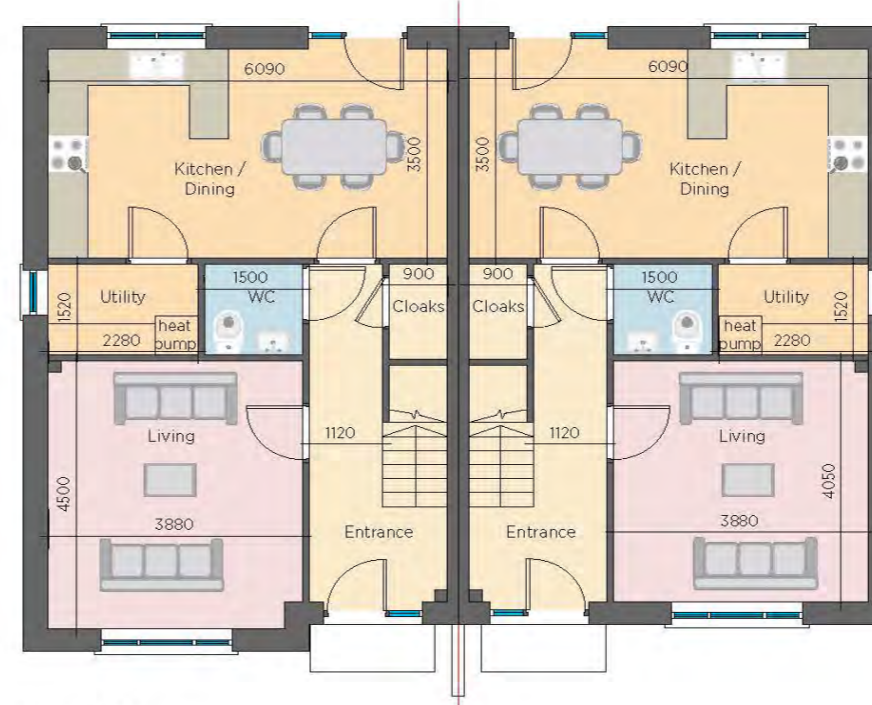
# Janeville

## House B1A

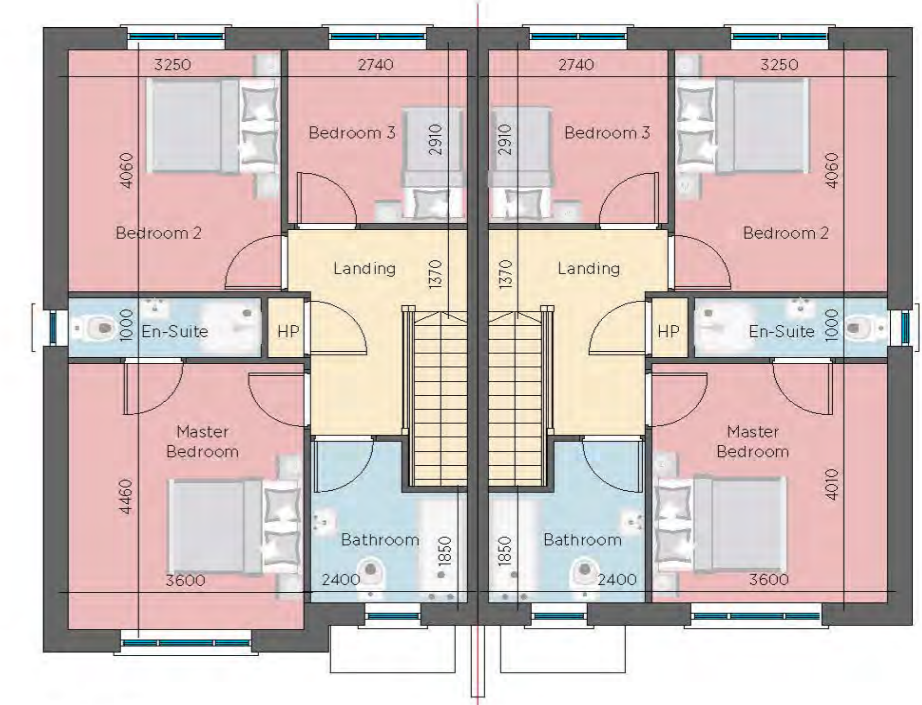
116 SQ.M.  
1250 SQ.FT.

## House B1

113 SQ.M.  
1216 SQ.FT.



Ground Floor



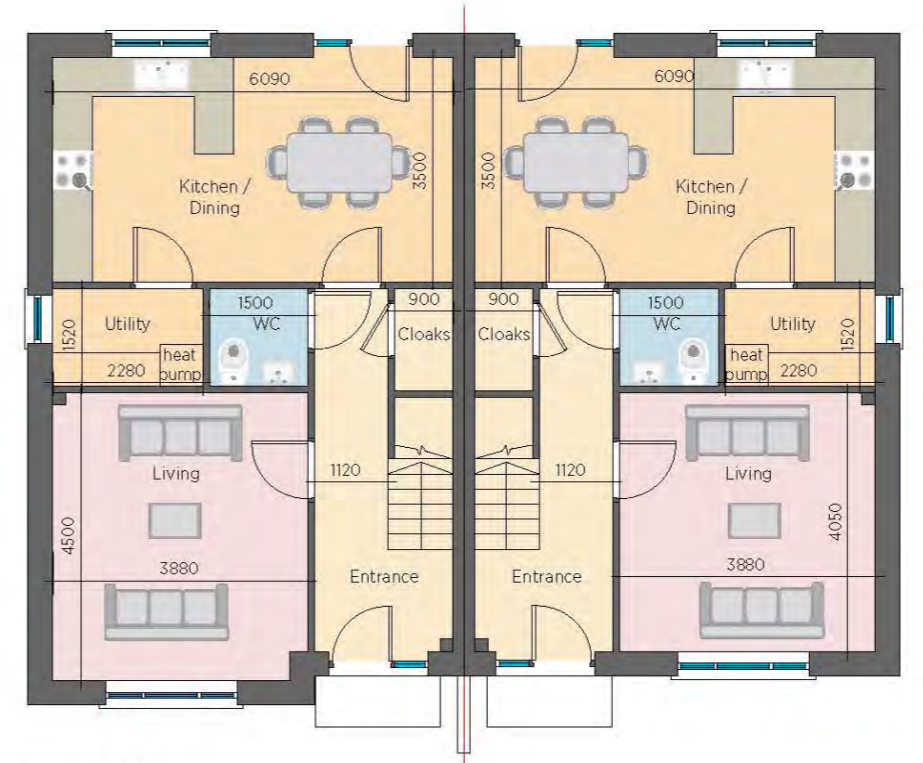
First Floor



# Janeville

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

**House B1**  
 113 SQ.M.  
 1216 SQ.FT.



Ground Floor



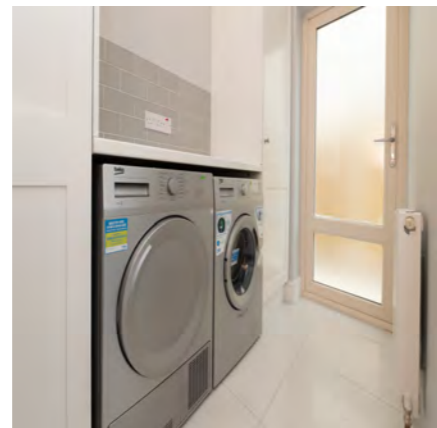
First Floor



Janeville







## 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



# Clover Lawn & Hawthorn Way

Janeville



- A1 
- A2 
- B1/B1A 
- B2/B2A 
- B3/B3A 
- D1 
- E2 
- G1 
- H1 



## LOCATION MAP



# Janeville

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



These particulars are issued by Dan Howard & Co. Ltd, and whilst every care has been taken with the preparation of these details their accuracy is not guaranteed, nor do they constitute a contract or part thereof. We do not hold ourselves responsible for any inaccuracy in the particulars and terms of the property referred. These particulars are given under the understanding that all negotiations shall be conducted through this firm.