

14 The Park, Janeville, CARRIGALINE, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

3 Bedroom Semi-Detached Residence

Dan Howard & Co. Ltd Auctioneers are delighted to offer for sale this beautiful 3-bedroom semi-detached home located in the sought-after Janeville development. Boasting an impressive A3 energy rating, this stylish property offers modern living with an emphasis on comfort, space, and efficiency.

Set in a quiet cul-de-sac near the entrance to the estate, No. 14 The Park enjoys a sun-drenched south-facing rear garden – perfect for entertaining or relaxing outdoors.

Inside, the home is immaculately presented and benefits from two living areas, with the second living room to the rear opening onto a generous patio. The contemporary kitchen is fully fitted with sleek wall and floor units, and a spacious utility room adds further practicality.

Upstairs features three double bedrooms, including a large master bedroom with a stylish ensuite. All bathrooms are finished to a high standard with elegant wall and floor tiling.

This is an ideal purchase for first-time buyers or families looking for a turnkey home in a superb location, just a short walk to the 220 bus stop and moments from Carrigaline's many amenities.





PROPERTY DETAILS:

Hallway:

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

Kitchen/Dining: **6.00m x 3.50m**

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

Utility Room: **2.60m x 1.50m**

WC: **1.52m x 1.49m**

STAIRS

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

Ensuite: **3.00m x 1.00m**

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

Bedroom 3: **3.00m x 2.74m**

Bathroom: **2.15m x 1.80m**



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