

5 The Lawn, Janeville,

CARRIGALINE, CO. CORK.



Howard

Auctioneers, Estate Agents & Valuers

Tel 021 424 8654
www.danhoward.ie

PSR No. 003581

46 South Mall, Cork • Email dan@danhowardsales.com



4 Bedroom semi detached residence..

Dan Howard, Auctioneer is proud to bring to the market this outstanding 4 bedroomed, A3 Rated, property in Janeville. Only 3 years old and presented for sale in showhouse condition, this will certainly generate much interest from buyers looking to live in highly sought after area.

This property ticks all the boxes of regularly asked requirements. ASPECT: West facing rear garden and no houses to the front and faces a green area.

BER RATING: A3 rating with solar and PV Panels on the roof. LOCATION: No. 5 is situated on a quiet road, close to the Janeville entrance. SPEC: Very high spec throughout (See Features below) GARDEN: Landscaped rear garden with professional drainage. FIBRE BROADBAND: Cat 6 cabling throughout. WORKING FROM HOME: 2 Options here, the attic bedroom is used as home office, option 2, the Steel Tech shed to the rear could also be used for this purpose or a home gym or both! MUCH MUCH MORE!!!

To arrange a viewing of this stunning house, please contact Dan Howard & Co. Ltd.





FEATURES:

❖ Hallway

- Smart Storage under stairs units fitted
- Porcelain tiles throughout

❖ Living Room

- Laminate flooring fitted
- Remote controlled gas fire

❖ Downstairs w/c

- Fully tiled

❖ Kitchen

- Quartz countertop
- Quartz splash back
- Duel Fuel Leisurecooker
- Quiet run integrated Bosch dishwasher
- Fitted stainless steel Samsung chimney
- Fitted shaker kitchen by O' Mahony O' Donovan

❖ Utility

- Fitted units by O' Mahony O' Donovan
- Centralised data cabinet
- Saorview, satellite, HDMI & CAT6 all terminated here

❖ Bedrooms

- Laminate flooring fitted in each of the 4 bedrooms
- Floor to ceiling sliding wardrobes in master
- TV section contained within this unit with required cables
- Vanity unit with glass countertop in main bedroom

❖ Ensuites & Bathroom

- All fully tiled and each with an Eastbrook Wingrave matt anthracite towel rail fitted in each
- Large Aquilla Luca Drench waterfall shower heads fitted in both ensuites
- Upgraded Eastbrook Quantum Duo bath and Aquilla Bryant taps fitted in main bathroom.
- Bath screen fitted in main bathroom
- Mira Elite QT9.5 electric shower fitted in main
- Shower doors fitted in both ensuites

❖ Others/Throughout

- ACME black out blinds fitted throughout the house including on all three Velux windows
- CAT6 outlets on the hallway/ landing ceilings to allow to easy WiFi distribution and perfect coverage
- Siro FTTH installed with Gigabit broadband
- Additional sockets added throughout
- Upgraded EPH ember heating controls with remote control/ configuration via a mobile app
- HKC Secure Comm alarm with remote control/configuration via a mobile app
- Wired alarm sensors fitted on all windows/doors throughout the house
- Solar panels for both electricity and water heating



PROPERTY DETAILS:

Hallway:

Living Room: **4.05m X 3.98m**

Kitchen/Dining: **6.0m X 3.8m**

Family Room: **3.3m X 3.3m**

Utility: **2.58m X 1.8m**

Downstairs WC: **1.52m X 1.49m**

Bedroom 1: **3.99m X 3.81m**

Bedroom 2: **4.06m X 3.23m**

Bedroom 3: **3.0m X 2.74m**

Bathroom: **3.0m X 3.11m**

Walk in Storage: **1.09m X 2.85m**

Master Bedroom: **3.36m X 3.11m**

BER: **BER A3**

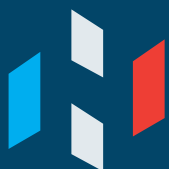
ASKING PRICE:

€390,000



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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