

# 7 Clover Lawn, Janeville, CARRIGALINE, CO. CORK.



# Howard

Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

# 4 Bedroom Detached Residence

Dan Howard Auctioneers are delighted to present No. 7 Clover Lawn to the market — a stunning A2-rated detached residence, just c.1 year old and finished throughout to an exacting showhouse standard. Occupying a superb position facing a vast green area that will never be built on, this is a rare opportunity to acquire a turn-key luxury home in one of Carrigaline's most sought-after developments.

From the moment you arrive, the quality is evident. The property is fully walled in, offering privacy and security, while the paved driveway comfortably accommodates two large vehicles. Inside, no expense has been spared. The high-end kitchen features built-in appliances and premium worktops, while every bathroom has been appointed to the highest standard with quality ware, excellent finishings and full-height tiling. The comfort of underfloor heating runs throughout the ground floor, served by an energy-efficient air-to-water heat pump — a key contributor to the impressive A2 rating and exceptionally low running costs.

To the rear, a private garden laid to lawn with a generous patio area provides the ideal space for outdoor living and entertaining. Simply move in and enjoy.





## PROPERTY DETAILS:

Hallway:

Sitting Room: **4.3m x 4.2m**

Kitchen / Dining: **7.0m x 3.2m**

Living Room: **3.5m x 3.4m**

Utility Room: **3.6m x 1.7m**

WC: **1.7m x 1.7m**

### **FIRST FLOOR**

Master Bedroom: **4.2m x 3.1m**

Ensuite: **2.7m x 1.3m**

Bedroom 2: **4.3m x 4.2m**

Bedroom 3: **3.8m x 3.3m**

Bathroom: **2.2m x 1.8m**

### **SECOND FLOOR**

Bedroom 4: **4.7m x 3.98m**

En-suite: **2.9m x 2.0m**



**ASKING  
PRICE:  
€735,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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