

41 The Lawn, Janeville, CARRIGALINE, CO. CORK.



Howard
Auctioneers, Estate Agents & Valuers

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PSR No. 003581

4 Bedroom Semi-Detached Residence

Dan Howard & Co. are delighted to present No. 41 The Lawn, Janeville — a beautifully proportioned four-bedroom semi-detached family home extending to 153m² across three floors, in one of Carrigaline's most sought-after developments.

Finished to a high standard throughout, this exceptional property offers the kind of space and flexibility that modern family life demands, with the added benefit of an A3 BER — making it a standout choice for buyers chasing that elusive Green Mortgage rate.

Step inside to a bright, welcoming hallway that sets the tone for the home. The ground floor is thoughtfully laid out with a spacious sitting room, a superb kitchen/dining area perfect for family gatherings and entertaining, and a separate living room offering genuine flexibility — whether that's a playroom, home office, or formal reception space. A handy utility room and guest WC complete this level.

Upstairs, the first floor is home to a generous master bedroom with its own ensuite, along with two further well-proportioned bedrooms and a main family bathroom. Rise to the second floor and you'll find a fantastic fourth bedroom with ensuite — an ideal setup for a teenager, guest suite, or private home office retreat.





PROPERTY DETAILS:

Hallway: 5.5m x 2.1m

Sitting Room: **4.0m x 3.9m**

Kitchen / Dining: **6.0m x 3.5m**

Living Room: **3.3m x 3.15m**

Utility Room: **2.3m x 1.52m**

WC: **1.5m x 1.5m**

FIRST FLOOR

Master Bedroom: **4.0m x 3.8m**

Ensuite: **3.0m x 1.0m**

Bedroom 2: **4.0m x 3.25m**

Bedroom 3: **2.9m x 2.7m**

Bathroom: **2.19m x 1.85m**

SECOND FLOOR

Bedroom 4: **5.5m x 3.55m**

Ensuite: **2.8m x 1.0m**



**ASKING
PRICE:
€525,000**



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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