



# Janeville

Cork Road, Carrigaline, Co. Cork

*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 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.

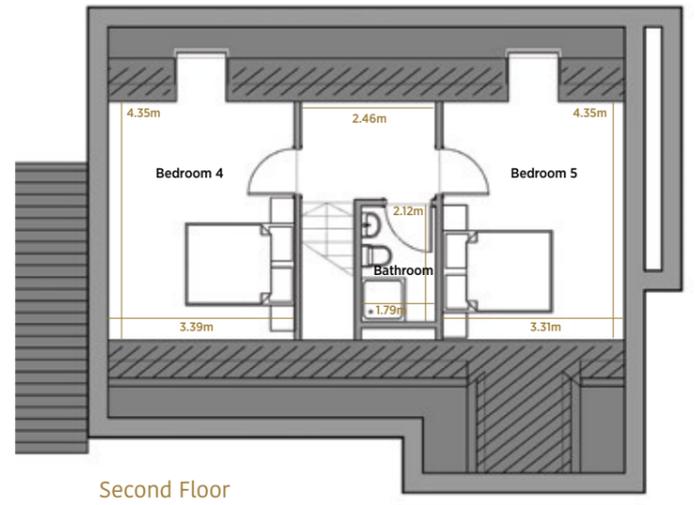
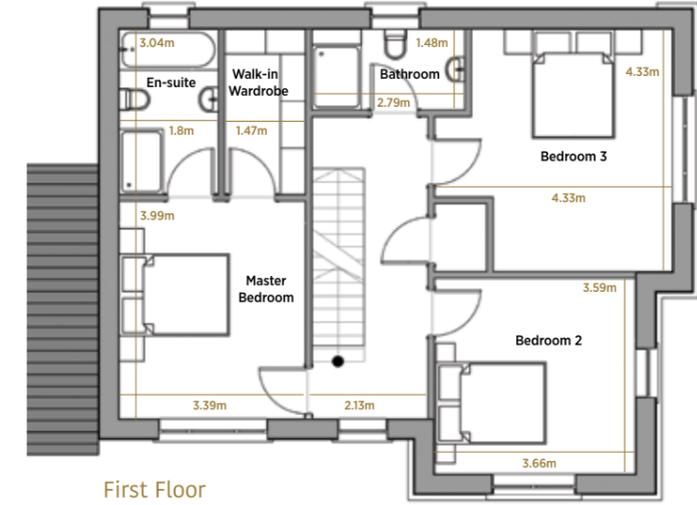
Cork City is just 15 minutes away and a regular bus service is on the doorstep to the park.





# 5 BED DETACHED 210 m<sup>2</sup> / 2259 ft<sup>2</sup>

H1



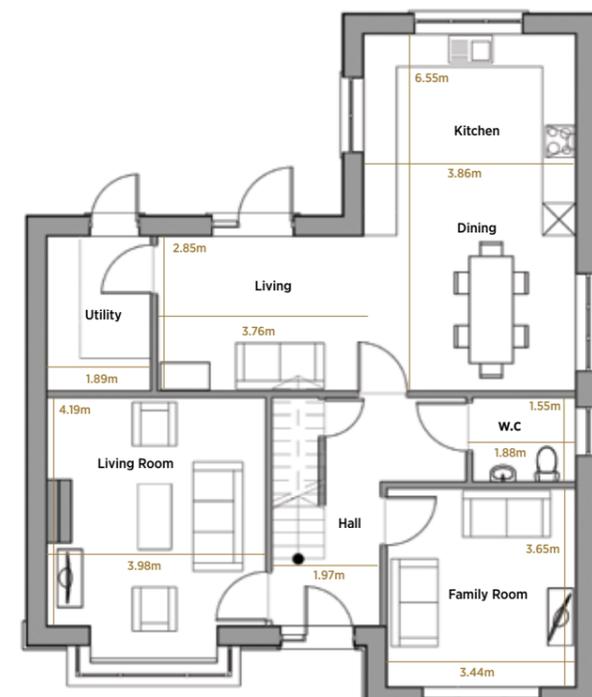
With accommodation spread over 3 floors, this stunning detached home combines contemporary architecture with a sense of space and light. The ground floor maximises the luxury of this home with a large open plan dining/ kitchen area as well as a further family room and the much sought after extra living room. The upstairs accommodation is equally impressive with an exceptionally large Master bedroom, en-suite and walk in wardrobe, and 4 large bedrooms spread over 2 floors.



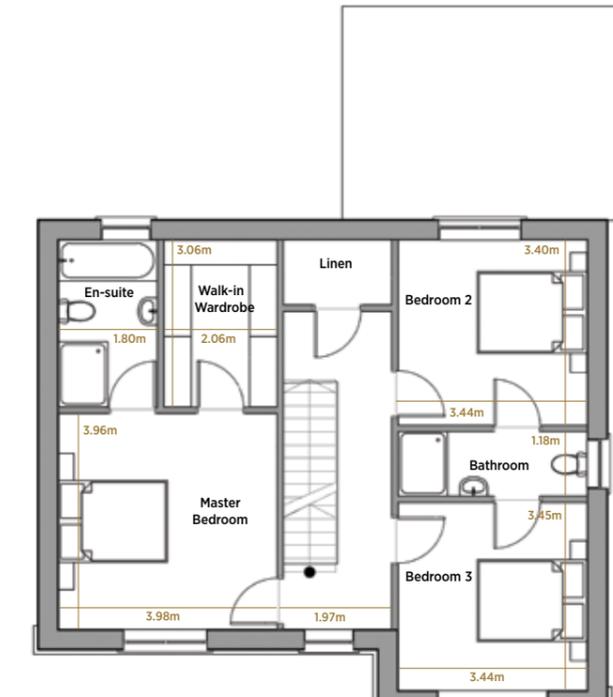
# 5 BED DETACHED 203 m<sup>2</sup> / 2184 ft<sup>2</sup>

G1

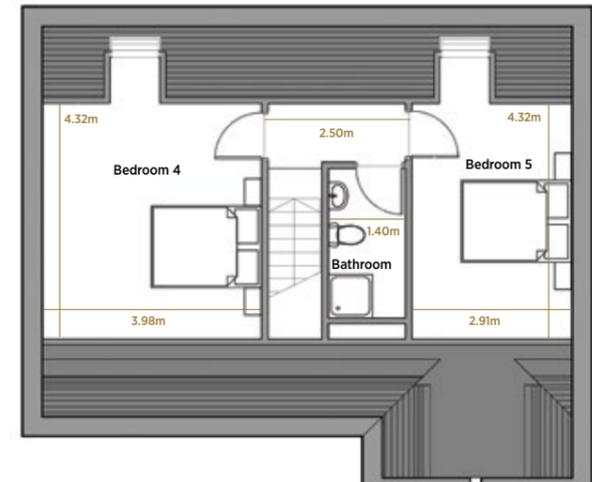
A stunning 5 bedroom detached property with spacious living and bedroom accommodation spread over three floors. With two separate living rooms on the ground floor and a third living space off the open plan kitchen/ dining, makes this a unique family home. This contemporary detached home has a spacious en-suite with walk-in wardrobe in the master bedroom and the benefit of a second en-suite between bedrooms 2 and 3. On the second floor there are two spacious double bedrooms with a shared bathroom.



Ground Floor



First Floor



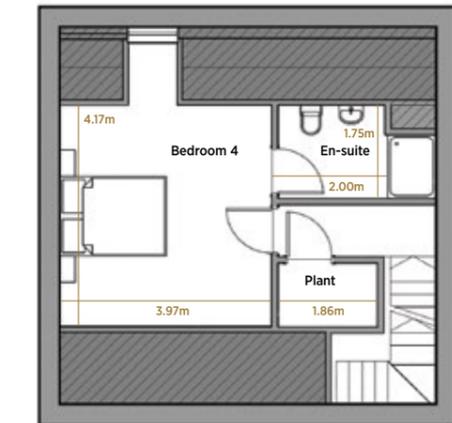
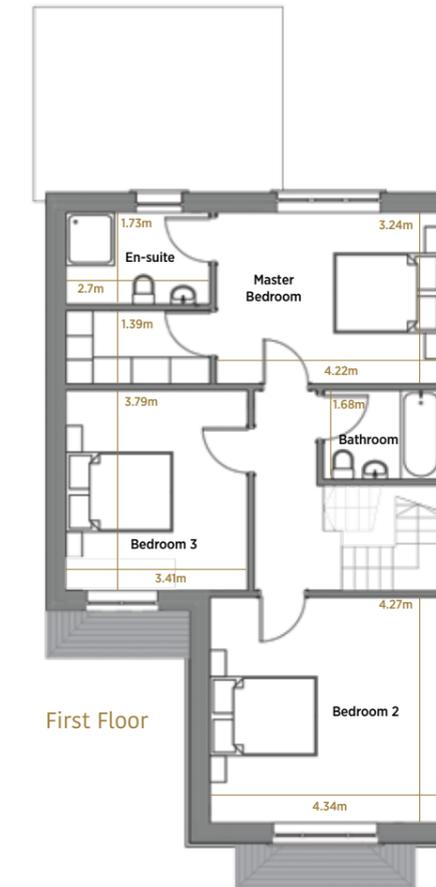
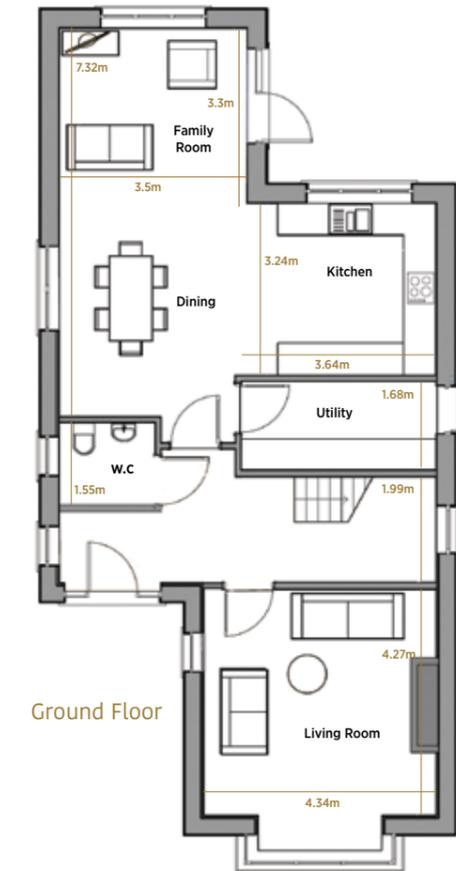
Second Floor



## 4 BED DETACHED 175 m<sup>2</sup> / 1883 ft<sup>2</sup>

E2

A wonderful and spacious four bedroom detached property spread over three floors. This impressive home has a luxurious living space with a large sitting room to the front and a substantial kitchen/dining/ living area to the rear. The four double bedrooms are spread over the two floors with two ensuites and a walk-in wardrobe.

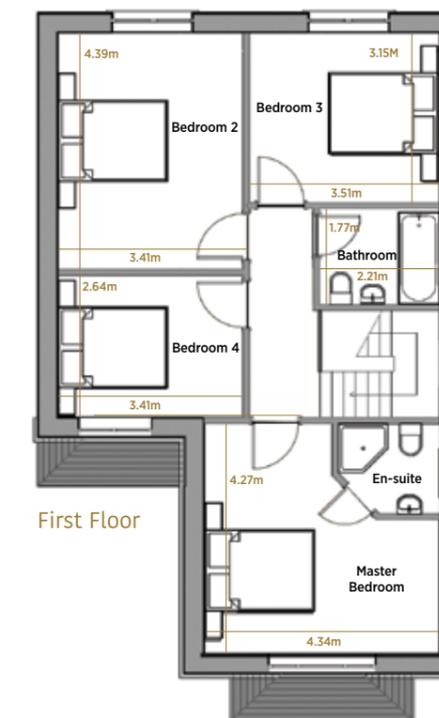
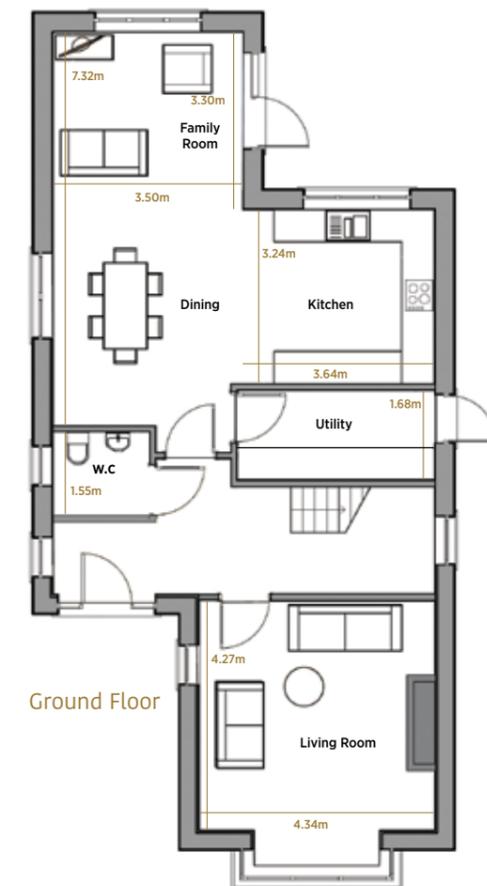




## 4 BED DETACHED 147 m<sup>2</sup> / 1,581.5 ft<sup>2</sup>

E1

The E1 house type is a stunning four bedroomed detached property spread over two floors. This impressive four bedroom detached home has an abundance of living space, with 4 spacious bedrooms and an en-suite. The site is fully walled in with a large paved driveway and landscaped gardens to front and rear. This is a perfect family home.

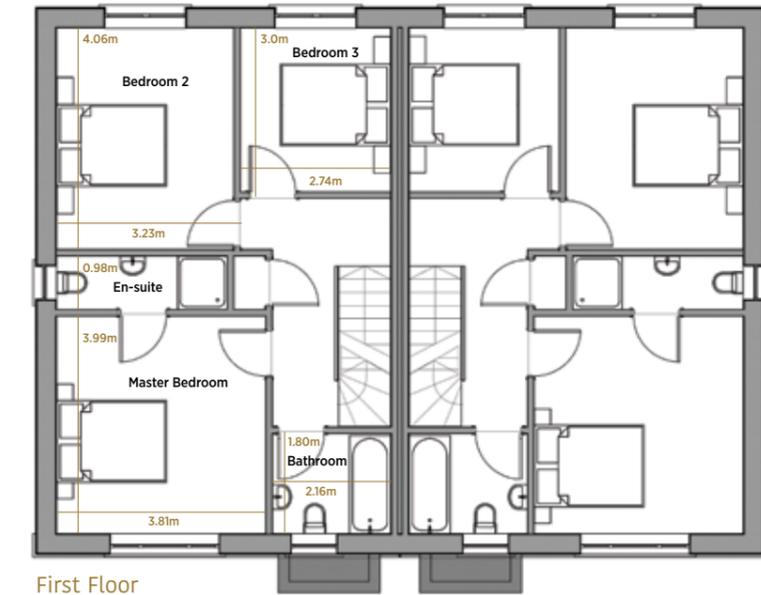
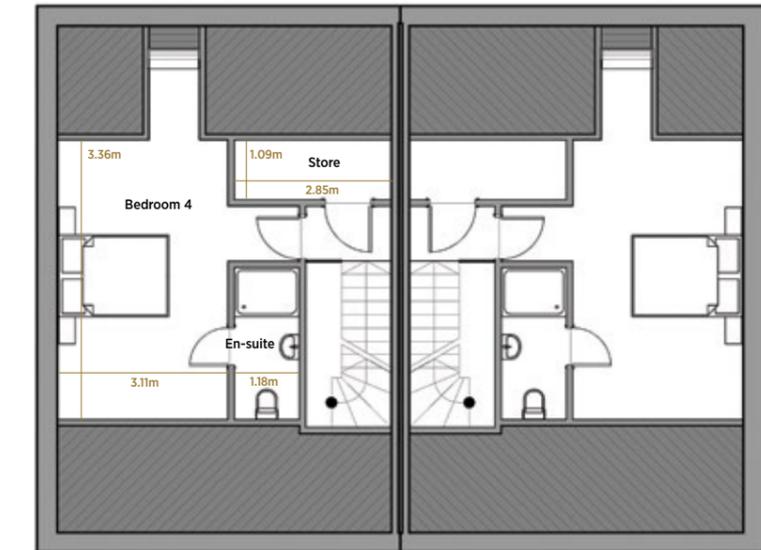
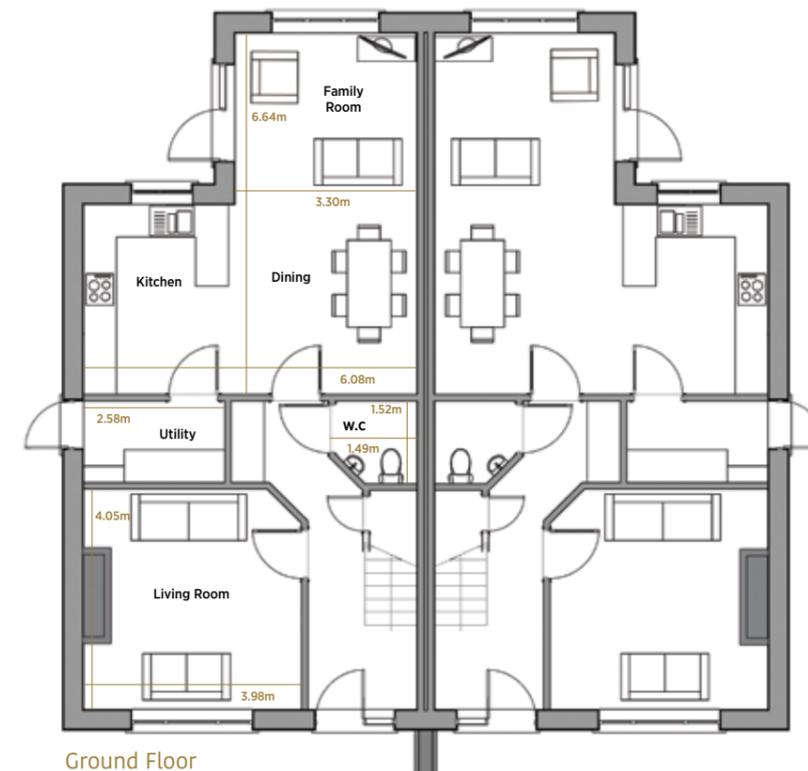




## 4 BED SEMI DETACHED 149.5 m<sup>2</sup> / 1,608.5 ft<sup>2</sup>

**B3**

A wonderful 4 bedroom semi-detached property spread over three floors. With two spacious living rooms on the ground floor and both the master bedroom and the 4th bedroom have their own private en-suite bathroom. This beautiful family home makes it one of our most popular house types for first time buyers and people trading up.

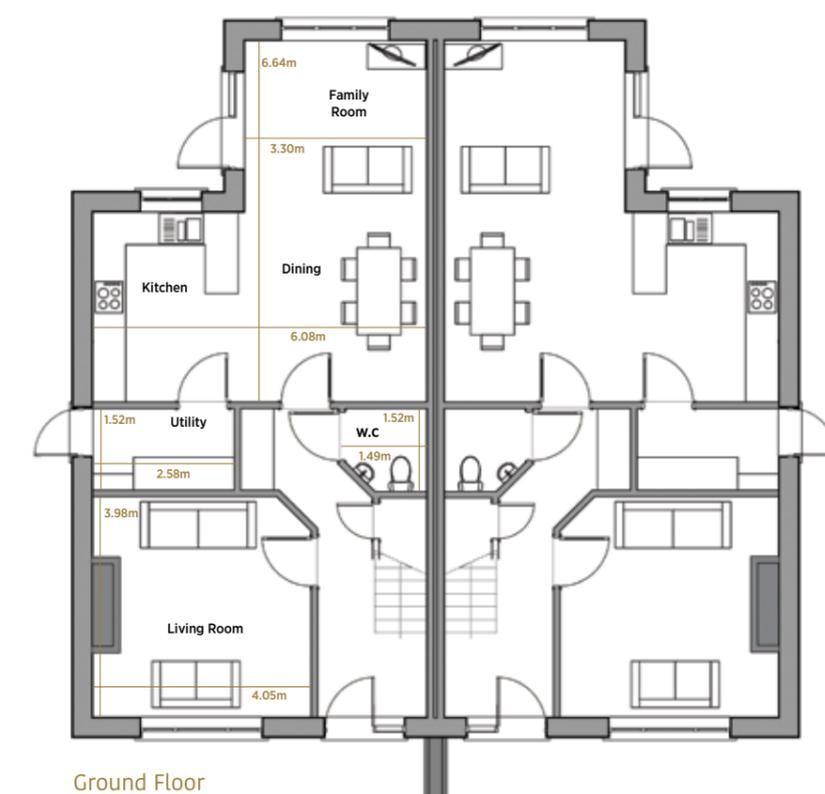




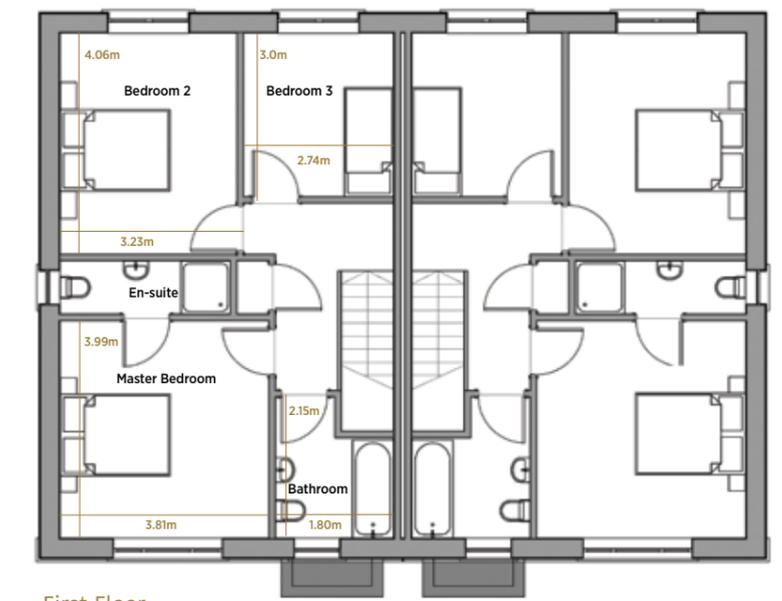
## 3 BED SEMI DETACHED 123 m<sup>2</sup> / 1,323.5 ft<sup>2</sup>

**B2**

This fantastic property is the largest of the 3 bedroom semi detached range on offer in Janeville. It is a spectacular home with spacious living accommodation and very generous sized bedrooms. A generous allowance is included towards the fit out as with all the Astra properties.



Ground Floor



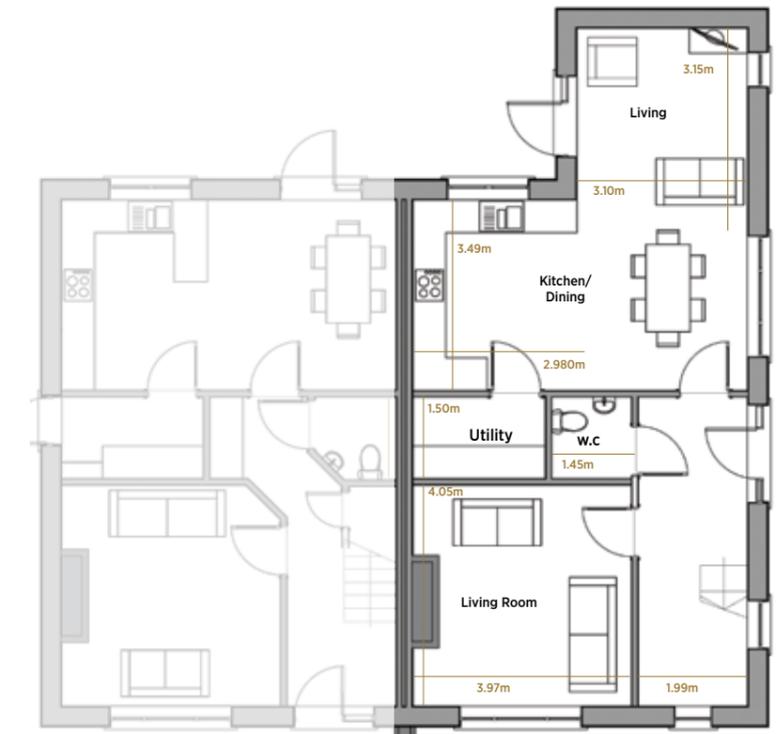
First Floor



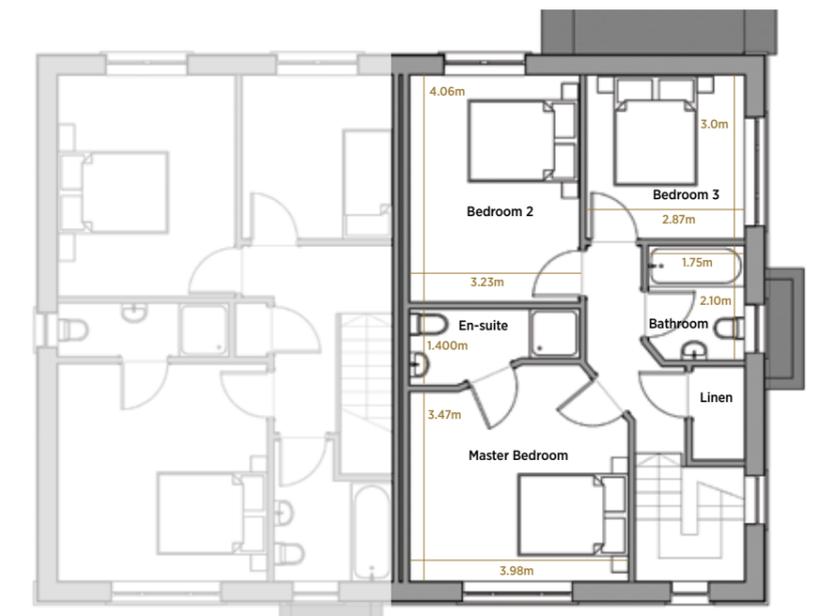
## 3 BED SEMI DETACHED 122.5 mt<sup>2</sup> / 1318 ft<sup>2</sup>

D1

Another of our larger 3 bedroom semi detached properties, with a unique ground floor layout and a generous sized garden. Definitely an ideal choice with its abundance of living space and comfort; this interesting property makes for an ideal family home.



Ground Floor



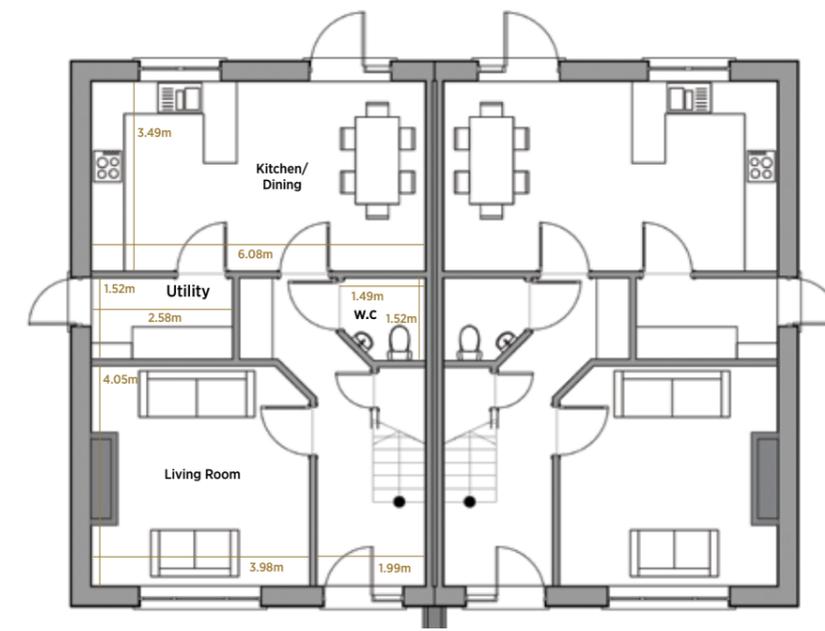
First Floor



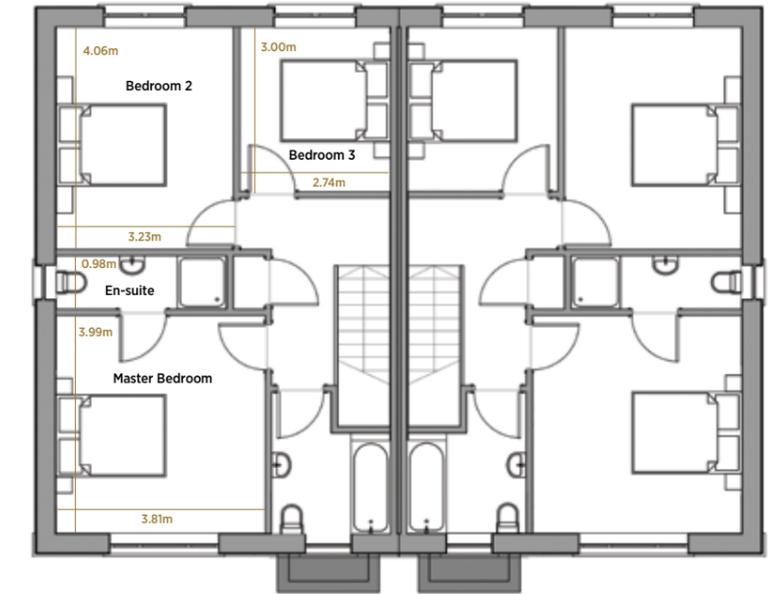
## 3 BED SEMI DETACHED 113 mt<sup>2</sup> / 1216 ft<sup>2</sup>

C1

At over 1,200sq.ft this substantial 3 bedroom semi-detached property boasts large living areas and bedrooms, providing the ideal combination of space and light. Built to an "A" rating standard, covered by a 10 year homebond warranty and BCAR Certification. An ideal choice for first time buyers.



Ground Floor



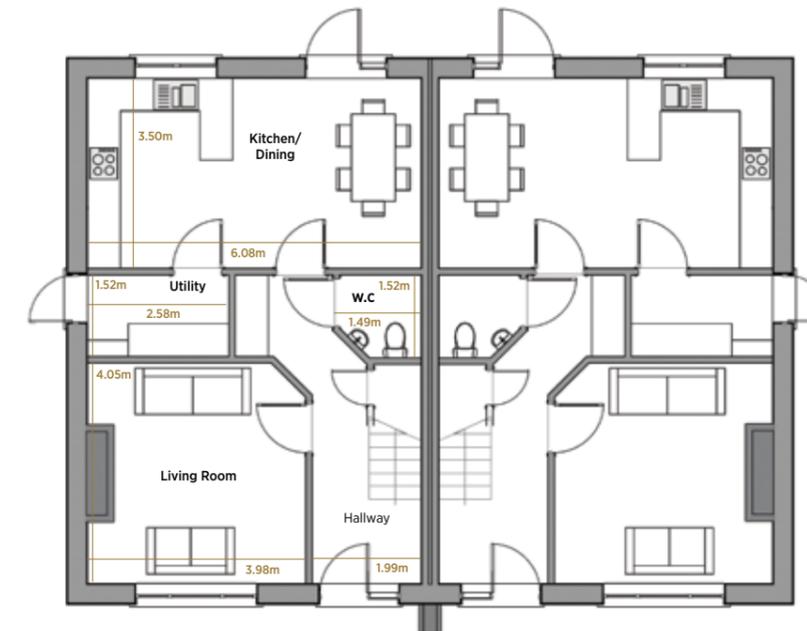
First Floor



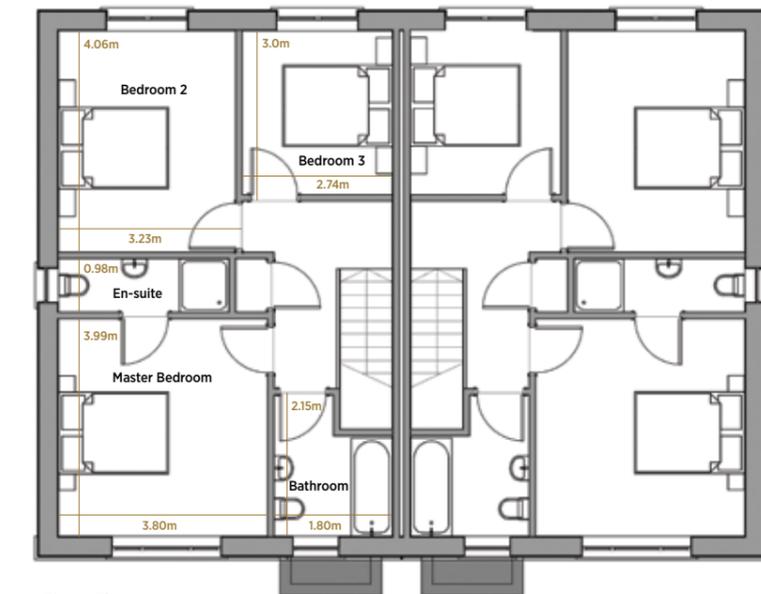
## 3 BED SEMI DETACHED 113 m<sup>2</sup> / 1,216 ft<sup>2</sup>

B1

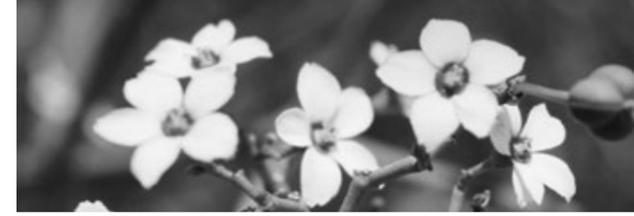
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Ground Floor



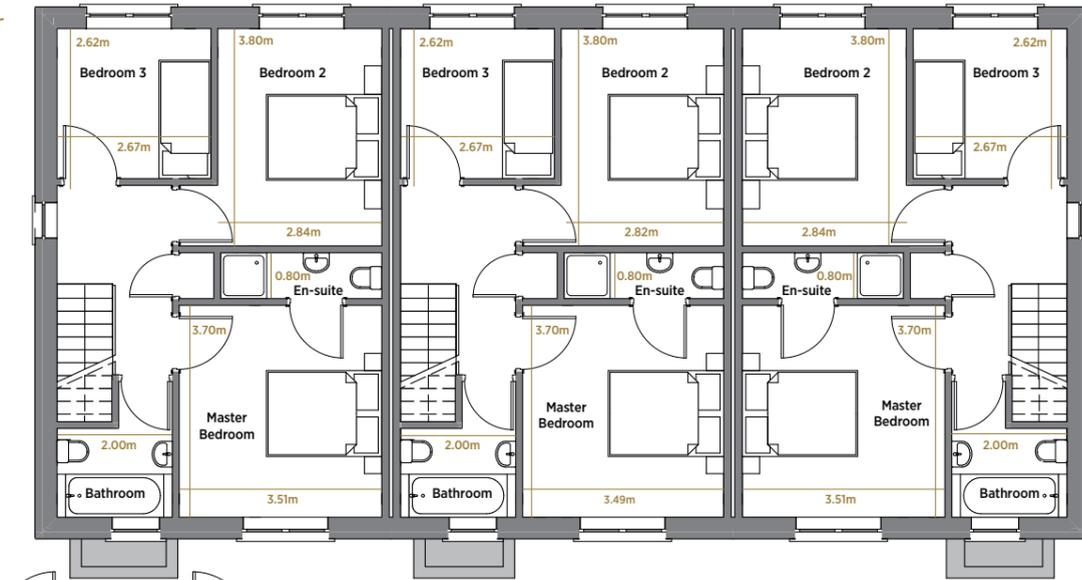
First Floor



## 3 BED TERRACED 95 m<sup>2</sup> / 1,022 ft<sup>2</sup>

A3  
A2

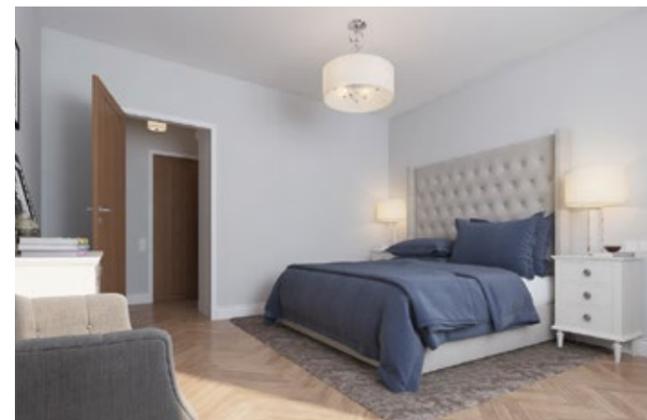
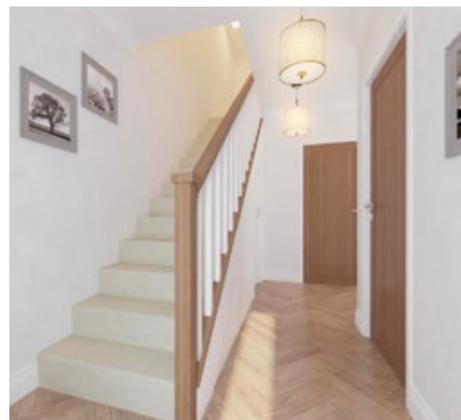
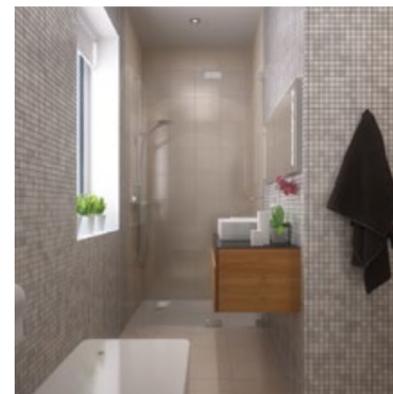
First Floor



Ground Floor



These 3 bedroom, stylish terraced house types are ideal homes for first time buyer. The high levels of insulation ensure that the homes are energy efficient and are inexpensive to run. The ground floor benefits from separate living and kitchen/dining accommodation, while the first floor features a large en-suite master bedroom. The exterior have double cobble lock driveways and gardens to the rear.



## Special Features...

- New a-rated semi and detached homes
  - Custom design your own kitchen and wardrobes with very generous pc sums
  - Utility room plumbed for washing machine - door for side access
  - Condensing gas boilers with zoned heating system
  - 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
  - Gas stove in main living area with remote control access
  - Solid oak internal doors with contemporary chrome handles
  - Contemporary sanitary ware supplied and fitted in all bathrooms
  - Power shower in en-suite bathrooms
  - Electric 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**
- Photovoltaic and solar panels for high efficiency
  - 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





Subject to change.

## Site Layout

### HOUSE TYPE

- H1** 5 Bed Detached
- G1** 5 Bed Detached
- E2** 4 Bed Detached
- E1** 4 Bed Detached
- B3** 4 Bed Semi Detached
- B2** 3 Bed Semi Detached
- D1** 3 Bed Semi Detached
- C1** 3 Bed Semi Detached
- B1** 3 Bed Semi Detached
- A3** 3 Bed End of Terraced
- A2** 3 Bed Mid Terraced



### ALL OUR NEW HOMES QUALIFY FOR 5% TAX REBATE FOR ELIGIBLE FIRST TIME BUYER

The Help to Buy incentive is designed to assist first-time buyers with obtaining the deposit required to purchase a new house or apartment to live in as their home. The incentive provides for a refund of Income Tax and Deposit Interest Retention Tax (DIRT) paid over the previous four tax years to first-time buyers who purchase a new house as their primary residence.



# Janeville

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## LOCATION MAP



**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 across from Carrig Na Curra. (Viewings/meetings by appointment only)

### BUILDERS



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### AUCTIONEER



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