

# 30 Rose Lawn, Janeville, CARRIGALINE, CO. CORK.



**Howard**  
Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

## 3 Bedroom Semi-Detached Residence

Dan Howard & Co. Ltd Auctioneers are delighted to present this stunning 3-bedroom semi-detached home, extending to 123 sq.m, located in the highly sought-after Janeville development on the Cork side of Carrigaline.

This beautiful A2-rated property is presented in superb condition throughout and offers excellent living space for families, first-time buyers, or those looking for a modern, energy-efficient home.

The ground floor features a stylish fitted kitchen complete with appliances including cooker, hob, dishwasher and microwave. To the rear, a superb second living space opens directly onto a fully covered rear patio, ideal for year-round use.

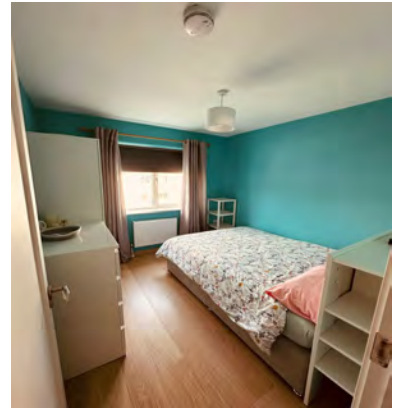
On the first floor, there are three generous bedrooms, along with a main bathroom and ensuite. All rooms are fully finished, and both bathrooms come with quality tiling.

This is a unique opportunity to acquire a true walk-in ready A-rated home in one of Carrigaline's most popular estates.

Dan Howard Auctioneers anticipate strong interest.







## PROPERTY DETAILS:

Hallway:

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

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

Living Room: **3.3m x 3.1m**

Utility Room: **2.3m x 1.5m**

WC: **1.5m x 1.5m**

### STAIRS

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

Ensuite: **3.0m x 1.0m**

Bedroom 2: **4.0m x 3.2m**

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

Bathroom: **2.5m x 2.2m**



## ASKING PRICE:

**€465,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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