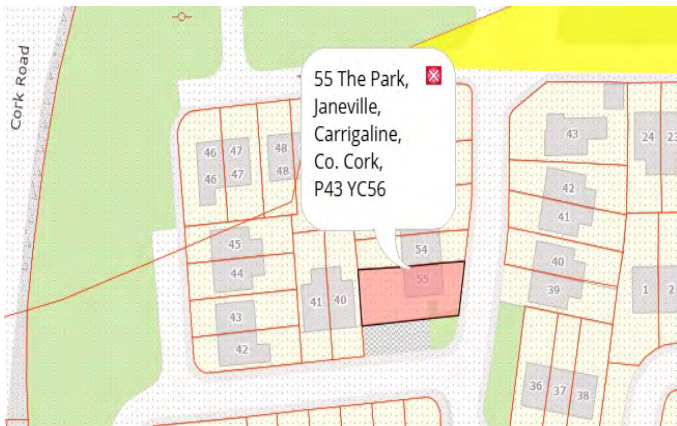


# 55 The Park, Janeville, CARRIGALINE, CO. CORK.



**Howard**  
Auctioneers, Estate Agents & Valuers

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

PSR No. 003581

## 3 Bedroom End of Terrace Property

Dan Howard & Co. Ltd. Auctioneers are delighted to present to the market this beautiful 3-bedroom semi-detached home located in the highly sought-after Janeville development on the Cork side of Carrigaline.

No. 55 The Park extends to approximately 113 sq.m. (1,216 sq.ft.) and is a superb example of a modern A3 energy rated home, offering bright, spacious and energy-efficient accommodation throughout. This stylish property is ideal for first-time buyers, young families or those seeking a modern home in a convenient and well-established residential area.

The ground floor accommodation is thoughtfully laid out and comprises a welcoming entrance hallway, a spacious and comfortable living room, and a bright open-plan kitchen/dining area to the rear of the property, ideal for both everyday living and entertaining. There is also the added benefit of a separate utility room and guest WC, providing excellent practicality for modern family life.

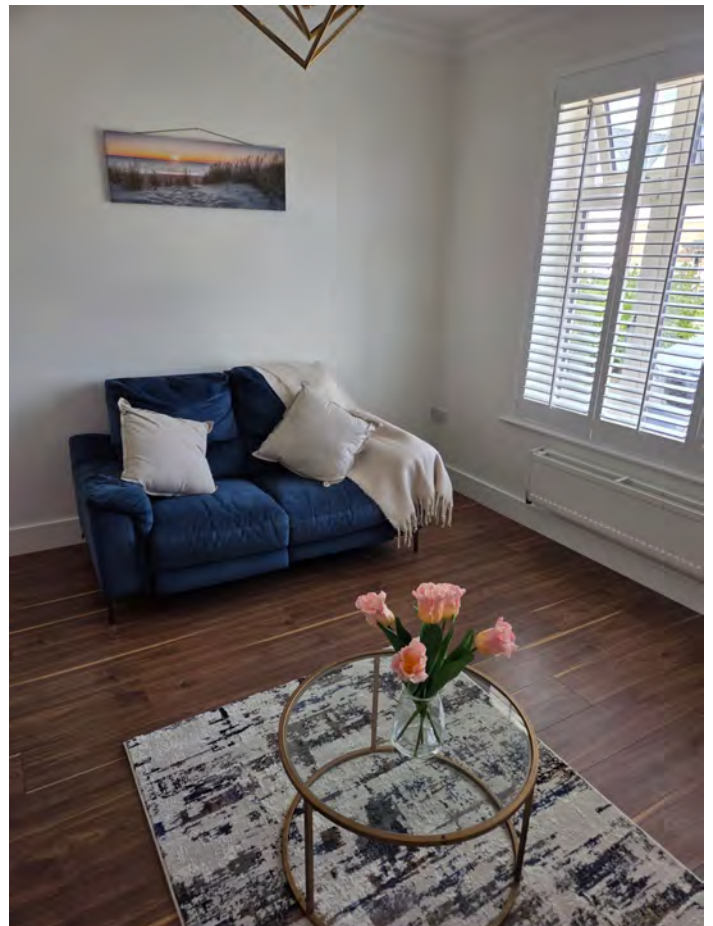
Upstairs, the first floor offers three generously sized bedrooms, including a master bedroom with ensuite, along with a main family bathroom. The bedrooms are bright and well proportioned, offering comfortable accommodation for a growing family.

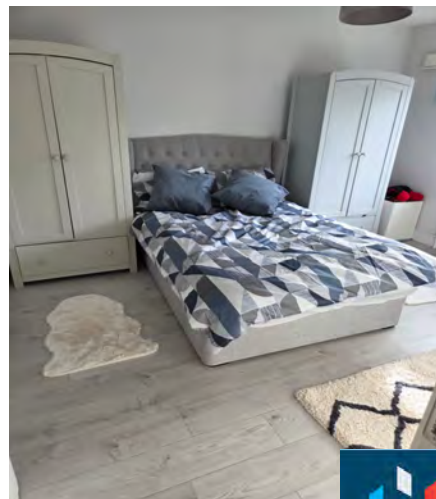
Externally, the property benefits from off-street parking to the front, while the rear garden provides a private outdoor space, perfect for relaxing or entertaining during the summer months.

Janeville is one of Carrigaline's most popular residential developments, renowned for its quality homes, landscaped surroundings and family-friendly environment. The property is ideally positioned near the entrance to the estate, offering easy access in and out of the development and is within a short walking distance of the 220 bus stop, providing regular public transport to Cork City, Douglas and surrounding areas.

Carrigaline town centre is just minutes away and offers a wide range of amenities including primary and secondary schools, supermarkets, cafés, restaurants, sports clubs and leisure facilities. The area also benefits from excellent connectivity to Ringaskiddy, Cork Airport and Cork City Centre, making it an ideal location for commuters.

Homes in Janeville are always in strong demand, and No. 55 represents an excellent opportunity to acquire a modern, energy-efficient home in a prime residential location.





## PROPERTY DETAILS:

Hallway:

WC: **1.52m x 1.5m**

Sitting Room: **4.05m x 3.88m**

Kitchen / Dining: **6.09m x 3.5m**

Utility Room: **2.28m x 1.52m**

Cloak Room:

### **STAIRS TO FIRST FLOOR**

Master Bedroom: **4.01m x 3.6m**

Ensuite: **3.4m x 1.0m**

Bedroom 2: **4.06m x 3.25m**

Bedroom 3: **2.91m x 2.74m**

Bathroom: **2.4m x 1.85m**



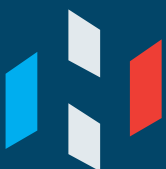
## ASKING PRICE:

**€425,000**



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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