

BER A3



34 The Lawn

Janeville, Carrigaline, Cork

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INTERNATIONAL REALTY

34 The Lawn, Janeville, Carrigaline, Cork

The sale of 34 The Lawn, Janeville, Carrigaline presents an enticing opportunity for prospective homeowners seeking a turnkey residence in a prime location. This three-bedroom semi-detached property is a testament to contemporary comfort and style, accentuated by its impressive A3 BER rating and desirable south-facing rear garden.

Upon entering the property, visitors are greeted by the warmth of modern wood flooring seamlessly adorning the ground floor, creating a welcoming ambiance throughout. The interior exudes sophistication, with sleek grey carpets gracing the bedrooms, providing both comfort and elegance.

Each bathroom within the residence reflects meticulous attention to detail, boasting modern tiling and high-quality finishes, elevating the standard of luxury living. Whether preparing for the day ahead or unwinding in the evening, residents can indulge in the serenity and convenience offered by these thoughtfully designed spaces.

Situated within the sought-after Janeville development, the property benefits from its proximity to both Douglas village and Carrigaline town centre. This advantageous location ensures easy access to a plethora of amenities, including esteemed schools, vibrant shops, and recreational facilities, catering to the diverse needs of residents.

In summary, 34 The Lawn epitomizes the epitome of contemporary living, offering a harmonious blend of comfort, style, and convenience. With its turnkey condition and prime location, this property presents an unparalleled opportunity for discerning buyers seeking a place to call home in the vibrant community of Carrigaline.

Features

- A3 Ber rating
- South facing rear garden
- Cobble lock driveway
- Fantastic condition throughout
- Gas fired central heating
- Double glazed pvc windows
- Close proximity to Carrigaline village







Accommodation

Hallway: 2.78m x 5.68m Bright and spacious hallway, wood flooring, radiator cover.

Living Room: 4.04m x 4.04m Large living space with wood flooring, electric fire.

Wc: 1.57m x 1.51m Two piece suite with wood flooring.

Kitchen/Dining: 6.18m x 3.55 m Large open space with wood flooring, fully fitted kitchen with appliances. Grey modern kitchen with beautiful worktop.

Utility/ Laundry: 2.64m x 1.54m Washer and drier, fitted storage space, door to side.

Master Bedroom: 3.87m x 4.00m Large double room with carpet flooring, built in wardrobes. Blinds and curtains.

Ensuite: 3.08mx 1.03m Fully tiled with two piece suite, modern power shower.

Bedroom 2: 3.32m x 4.10m Large double room overlooking garden with carpet flooring. Blinds and curtains.

Bedroom 3: 2.77m x 3.02m Large single room with blinds and curtains.

Bathroom: 2.22m x 2.63m Fully tiled with 3 piece suite and electric shower.

BER Information

BER: A3

Eircode

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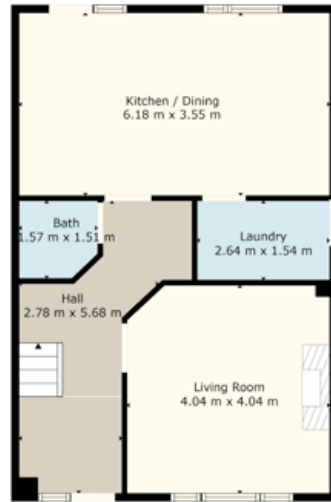
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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