

For Sale by Private Treaty

12 OAKLEE CARRIGROHANE CO. CORK T12 W8PN



Oaklee is a small, mature, estate of just 16 detached houses nestled quietly off the Model Farm Road. The surrounds are wonderfully peaceful with a fabulous green area opposite the property.

No.12 has been lovingly maintained by the previous owners for decades and whilst in good condition, most will consider it needs some cosmetic attention and upgrading. It is perfect for the trader upper market with plenty of potential for growth.

Accommodation comprises two reception rooms, kitchen cum dining room, utility, guest wc and four first floor bedrooms with the main bedroom having a generous ensuite.

Adjacent to the N22, the N40, the vibrant town of Ballincollig as well as Wilton and Cork City Centre this great opportunity should not be missed.

DETACHED
4 BED—3 BATH
169 sqm (1,819 sqft)



Agent: Jackie Cohalan
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Viewings Strictly By Appointment

Accommodation

A large, glazed sunroom, with tiled floor welcomes you into the property and onto the:

Entrance hall

With polished hardwood flooring

Lounge room (3.6m x 6.4m)

Large dual aspect room with carpet floor covering, stone clad fireplace and surround, fitted display unit and bookshelves, sliding patio door opening to the rear garden

Family room (2.8m x 4.7m)

With carpet floor covering

Guest wc

With toilet and wash hand basin

Kitchen/Dining room (3.7m x 6.5m)

With tiled flooring, fitted eye and floor level kitchen units, plumbed for dishwasher

Utility room

With tiled flooring, door to rear garden, plumbed for washing machine.

Incorporates the central heating boiler room

First Floor

Bedroom 1 (3.0m x 4.0m)

With carpet floor covering, extensive fitted wardrobes and drawers

En-suite (2.9m x 2.7m)

With corner bath, wc and wash hand basin. Door into storage area available under eaves

Shower Room (2.8m x 2.0m)

With vinyl floor covering, and tiled walls, electric shower, wc and wash hand basin

Bedroom 2 (2.9m x 4.3m)

With carpet floor covering and fitted wardrobes

Bedroom 3 (3.3m x 3.8m)

With carpet floor covering and fitted wardrobes and drawer unit

Bedroom 4 (2.6m x 3.3m)

With carpet floor covering and fitted wardrobes

Features

- * Oil fired central heating
- * PVC double glazed windows
- * Large Barna shed
- * Mature private site within an established estate
- * Off street parking for several cars

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