

# For Sale

Asking Price: €195,000

**Sherry  
FitzGerald**  
O'Donovan



21 Oakridge,  
Dun an Oir, Kanturk,  
Co Cork, P51X5X7

**BER C2**

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald O'Donovan are delighted to bring 21 Oakridge to the market. This is a 3 bed semi detached residence extending to approximately 1250 square feet and situated within the Dun An Oir Estate within walking distance of Katurk town centre. This is a turn-key property and would make an ideal family home.

Dun An Oir Estate was developed in 2005 & 2006 and is situated off the Newmarket road in close proximity to shops, schools, cafes, bars, restaurants and Kanturk town Park.

It is about 50 Km from both Cork and Limerick, 15 Km from Mallow and 40 Km from Killarney. Kanturk is also within minutes of Banteer railway station and Millstreet town.

A viewing comes highly recommended and by appointment only.





### Special Features & Services

- Turn\_key condition
- OFCH
- Walking distance to Kanturk town
- Stira to attic.

### Accommodation

<b>Entrance Hall</b>	<b>6.2m x 1.75m (20'4" x 5'9")</b> Laminate Flooring.
<b>Guest w.c</b>	<b>1.3m x 1.25m (4'3" x 4'1")</b> Fully Tiled with Whb and Toilet.
<b>Living Room</b>	<b>4.6m x 3.4m (15'1" x 11'2")</b> Laminate Flooring. Solid Fuel Fire with feature surround.
<b>Kitchen/Dining</b>	<b>5.35m x 3.5m (17'7" x 11'6")</b> Fully Fitted kitchen with integrated hob and oven. Tiled Floor and splash-back. Double doors to garden.
<b>Utility Room</b>	<b>1.25m x 1.72m (4'1" x 5'8")</b> Plumbed for washing machine and dryer.
<b>Landing</b>	<b>4m x 2m (13'1" x 6'7")</b> Carpet. Hot press.
<b>Master Bedroom</b>	<b>3.52m x 3.2m (11'7" x 10'6")</b> Carpet. Fitted Robes.
<b>En-Suite</b>	<b>2.25m x 0.77m (7'5" x 2'6")</b> Fully Tiled. Electric Shower. Whb and Toilet.
<b>Bedroom 2</b>	<b>3.3m x 3.2m (10'10" x 10'6")</b> Carpet. Fitted Robes.
<b>Bedroom 3</b>	<b>2.65m x 2.78m (8'8" x 9'1")</b> Carpet.
<b>Bathroom</b>	<b>1.92m x 2.5m (6'4" x 8'2")</b> Fully Tiled. Bath with Shower. Whb and Toilet.

**BER** BER C2, BER No. 113216691

### Directions:

**P51X5X7**







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**NEGOTIATOR**

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**SOLICITOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
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