



Downey McCarthy

....the people you can trust

31 Oakfield Drive, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superb two bedroom semi-detached property that comes with the tremendous benefit of a spacious, converted attic that provides two more rooms upstairs. The property is located in a quiet cul-de-sac in the sought after residential estate of Oakfield Drive, Glanmire and comes to the market in pristine condition. Oakfield is close to a host of amenities including supermarkets, shopping centres, primary and secondary schools and a regular bus route.



AMV: €325,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 136 Sq. M. / 1,464 Sq. Ft.
- Built in 1996
- BER C3
- Two spacious bedrooms
- Plus two more rooms upstairs
- Full Planning Granted in 2021
- Immaculately maintained throughout
- Superb sunroom
- Large south facing rear garden - maintenance free
- Convenient location within walking distance to amenities including shopping centres, restaurants and pharmacy
- GAA clubs, local schools, pubs and cafes all on your doorstep
- Set in a quiet cul-de-sac within this much acclaimed and mature residential estate
- Ideal first time buy/investment property

| RECEPTION HALLWAY

1.05m x 2.23m (3'4" x 7'3")

A brand new composite front door with centre glass panelling allows access to the welcoming reception hallway. The hallway has been immaculately maintained and comes with tiled flooring, neutral décor, radiator, centre light piece and a doorway allows access into the living room.

| LIVING ROOM

3.99m x 5.21m (13'0" x 17'0")

The main living room has one large bay window overlooking the front of the property, attractive neutral décor, solid wooden flooring, a solid wood feature fireplace with cast iron hearth, one radiator, one centre light piece and ample power points.



| MAIN HALLWAY

3.61m x 4.1m (11'8" x 13'4")

The main hallway has solid wooden flooring, radiator, recessed spot lighting, under stair storage/cloakroom and the hot press is located here. Solid doors lead to all downstairs rooms.

| KITCHEN/DINING

2.94m x 7.53m (9'6" x 24'7")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback. The kitchen has one window to the side of the property and a sliding door allowing access to the rear. There is plumbing for a washing machine and a dishwasher, space for an oven/hob/extractor fan, a built-in fridge, tiled flooring and one radiator. An open archway allows access to the dining area.



The dining room has one radiator, centre light piece, solid wooden flooring and plenty of space for a large dining table. An archway allows access to a superb sunroom.



| SUN ROOM

3.59m x 3.32m (11'7" x 10'8")

The sun room has plenty of natural light due to its south facing aspect and windows to all sides that overlook the rear garden. The room has solid wooden flooring, one centre light piece and superb high panelled ceilings finished in pinewood.



| BEDROOM 1

3.09m x 3.35m (10'1" x 10'9")

This double bedroom has solid wooden flooring, one window to the side of the property, built-in storage units, radiator, centre light piece and neutral décor.



| BEDROOM 2

2.48m x 3.31m (8'1" x 10'8")

This bedroom is currently in use as a home office, solid wooden flooring, window to the side of the property, radiator, centre light piece and neutral décor.



| BATHROOM

2.02m x 2.56m (6'6" x 8'3")

The main bathroom features a three piece suite including a wet room style shower cubicle and a Mira Escape electric shower fitted. The room has attractive floor and wall tiling, extractor fan, centre light fitting, wall-mounted mirror and radiator.



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| STAIRS AND LANDING

1.62m x 2.44m (5'3" x 8'0")

The stairs and landing has carpet flooring throughout. The landing area has a Velux window for natural light, smoke alarm and two wall-mounted light pieces.

| ATTIC ROOM 1

5.49m x 4.03m (18'0" x 13'2")

This room has two brand new Velux windows, solid wooden flooring, one wall-mounted light piece, plenty of storage space, one radiator and a door allowing access to an ensuite.



| EN SUITE

1.97m x 1.48m (6'4" x 4'8")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Triton T80si electric shower. The room has floor and wall tiling, one extractor fan, one centre light piece, and one towel rail.

| ATTIC ROOM 2

2.8m x 4.06m (9'1" x 13'3")

This room has one brand new Velux window, solid wooden flooring, one centre light piece, built-in storage units space and one radiator.



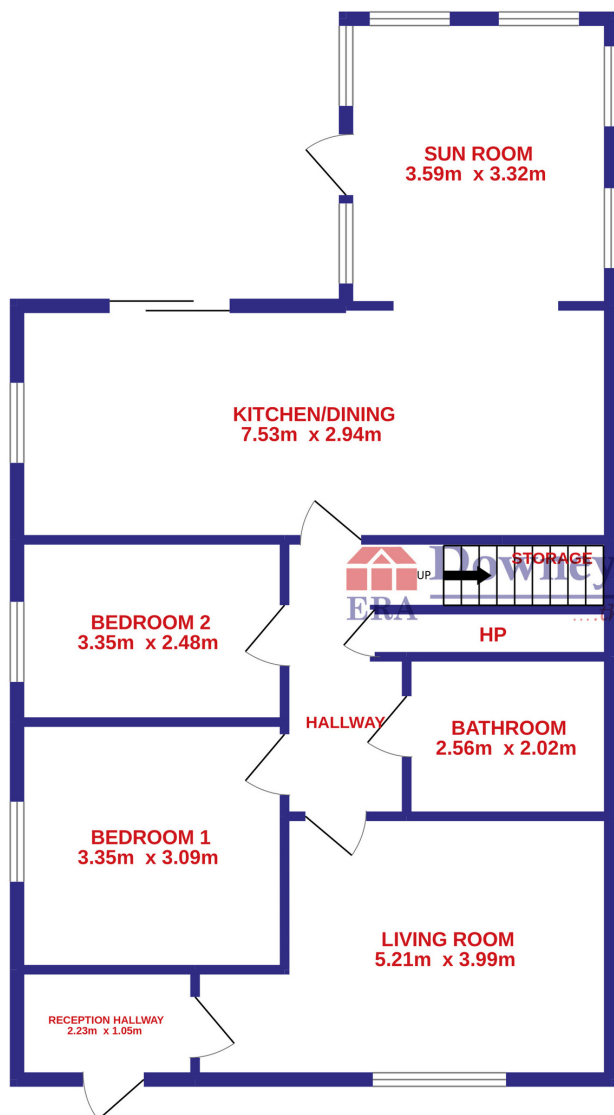
| WALK-IN WARDROBE

1.6m x 1.48m (5'2" x 4'8")

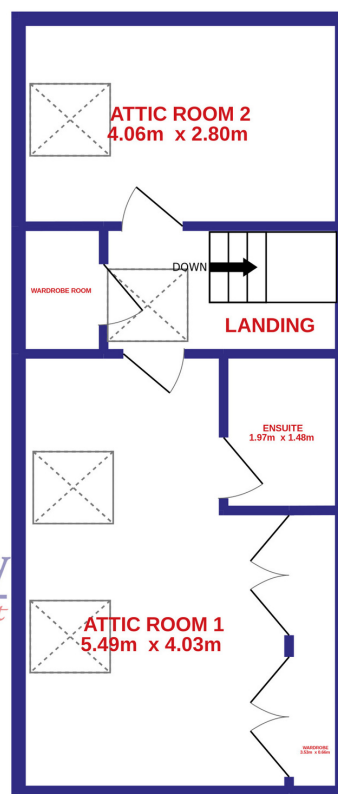
This room has carpet flooring and storage space.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 136.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode T45 YF60 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
...the people you can trust



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



 **Downey McCarthy**
...the people you can trust



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.