

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
O'Neill



'Oakwood', Teadies Upper,
Enniskeane, Co Cork, P47YT66

BER C3

sherryfitz.ie



Oakwood is a detached bungalow set on 0.32 acre approx. of mature, landscaped grounds, conveniently located within c.2kms of Enniskeane village, whilst being c.15 minutes' drive to Bandon and c.20 minutes to Clonakilty.

The property has recently been upgraded to include:

- Eight new Wesco double-glazed windows.
- Upgrades to the wiring and plumbing including a new central heating boiler and water tank in attic.
- New en-suite bathroom built into one bedroom.
- Upgrade to attic insulation.
- The addition of a Stanley log-burning Stove in the Living Room.
- Installation of 20ft by 10ft insulated Steeltech Shed in back garden.
- Large area at rear of bungalow laid out in concrete.
- Planning Permission granted to extend the bungalow on 22 February 2022 under reference 21510.

Built in the 1970's, the bungalow comprises 102 sq. m. / 1,197 sq. ft. approximately of living space. The accommodation includes porch, hallway, living room, sitting room, kitchen/dining room, 3 bedrooms including one ensuite and family bathroom.

There is a self-contained annex, in need of upgrading, attached to the side of the property, with approximately 25 sq. m. / 269 sq. ft. of space and includes hall, 2 rooms and a bathroom. Full Planning Permission has been granted to extend the annex building to the front on 22 February 2022 under reference 21510.

There is a 20ft by 10ft insulated Steeltech Shed in the rear garden and is ideal for many uses.

Oakwood is entered via pillars and iron gates with ample car parking on the west facing grounds.

The gardens are laid out in lawns front and rear, surrounded by mature trees, hedging and shrubs to create privacy with a large area at rear of bungalow recently laid out in concrete.

The twin villages of Ballineen and Enniskeane have an active community led by the Ballineen and Enniskeane Development Association (BEDA) and St. Mary's GAA Club including the local sports facility which includes playing pitches, tennis courts, a playground, pitch and putt and a gym. The well-regarded Ballineen National School (primary) is nearby while there are a variety of secondary schools in nearby Bandon.

The market towns of Clonakilty, Bandon and Dunmanway are all within c.15-20 minutes drive while Cork Airport is approx. 40km from the property.

Oakwood is an attractive bungalow residence, with potential to create a comfortable family home in a most convenient location. Viewings are recommended. **Services:** Oil fired central heating, septic tank, mains water



GROSS INTERNAL AREA

TOTAL : 102.67 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



GROSS INTERNAL AREA

TOTAL : 25.50 m²

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NEGOTIATOR

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VIEWING

Strictly by appointment

BER

Rating: C3
BER No. 111314712
EPI: 214.79 kWh/m²/yr

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