



Downey McCarthy

....the people you can trust

14 Oakfield Court, Glanmire, Cork



ERA Downey McCarthy are delighted to present to the market this superb three/four bedroom semi-detached property situated in a popular residential location in Glanmire, Cork. No. 14 Oakfield Court has been beautifully maintained throughout and benefits from its convenient location close to a host of local amenities including shopping centres, schools, shops, bars and restaurants.



AMV: €325,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 123.44 Sq. M. / 1,329 Sq. Ft.
- Built in 1997
- BER C3
- Three spacious bedrooms upstairs
- Fantastic conservatory/sunroom
- Superb rear garden and patio area
- Converted garage to the side allowing for additional ground floor bedroom or extra living space
- Great location close to a host of amenities including shopping centres, schools, shops, bars and restaurants
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

4.17m x 1.88m (13'6" x 6'1")

A PVC door with frosted glass panelling allows access to the main reception hallway. The hallway has laminate flooring, one centre light piece, one radiator behind a radiator cover, under stair storage and one power point.



| LIVING ROOM

4.18m x 3.57m (13'7" x 11'7")

The main living room has a bay window overlooking the front of the property, laminate timber flooring, one centre light piece, one radiator, ample power points, two wall-mounted light pieces and a feature fireplace.



| KITCHEN/DINING

3.61m x 8.23m (11'8" x 27'0")

The spacious open plan kitchen/dining area has tiled flooring throughout, thirteen recessed spot lights, one radiator behind a radiator cover, one window to the rear of the property, ample power points and modern fitted units at eye and floor level. Double doors and an open arch both allow access to the superb extended conservatory.



| CONSERVATORY

3.58 x 4.65m (11'7" x 15'2")

This superb, light-filled room has a timber panelled ceiling, timber flooring, power points and windows to all sides. Double French doors allow access to a rear patio area.



| BEDROOM 4/ SITTING ROOM/OFFICE

3.84m x 2.41m (12'5" x 7'9")

The converted garage is currently in use as a sitting room but could serve a multitude of uses, including a 4th bedroom, home office or study. The room has one window to the front of the property, carpet flooring, one radiator, one centre light piece and one power point.



| STAIRS AND LANDING

2.88m x 2.17m (9'4" x 7'1")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one window to the side of the property, an access hatch to the attic and one centre light piece. The hot press is access via the landing and has ample storage space.



| BEDROOM 1

3.74m x 2.63m (12'2" x 8'6")

A spacious double bedroom has one large window to the front of the property, built-in wardrobes, timber flooring, one centre light piece, two wall-mounted light pieces and one radiator. A door allows access to the ensuite.



| EN SUITE

0.83m x 2.51m (2'7" x 8'2")

The ensuite features a three piece suite including a shower cubicle which incorporates a Triton electric shower, one centre light piece and floor and wall tiling.



| BEDROOM 2

2.77m x 3.25m (9'0" x 10'6")

This double bedroom has one window to the rear of the property, built-in wardrobes, timber flooring, one centre light piece, one power point and one radiator.



| BEDROOM 3

2.64m x 2.55m (8'6" x 8'3")

This single bedroom has one window to the front of the property, built-in shelving, laminate flooring, one centre light piece, one power point and one radiator.



| BATHROOM

1.85m x 2.13m (6'0" x 6'9")

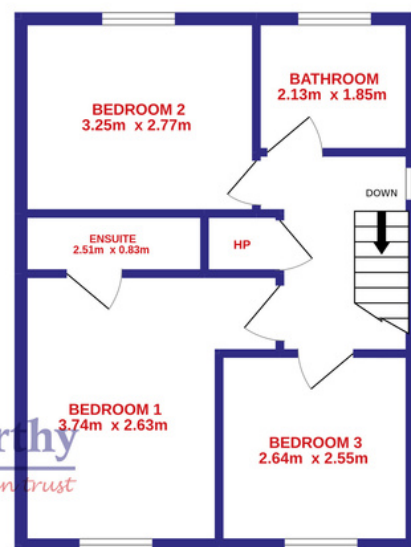
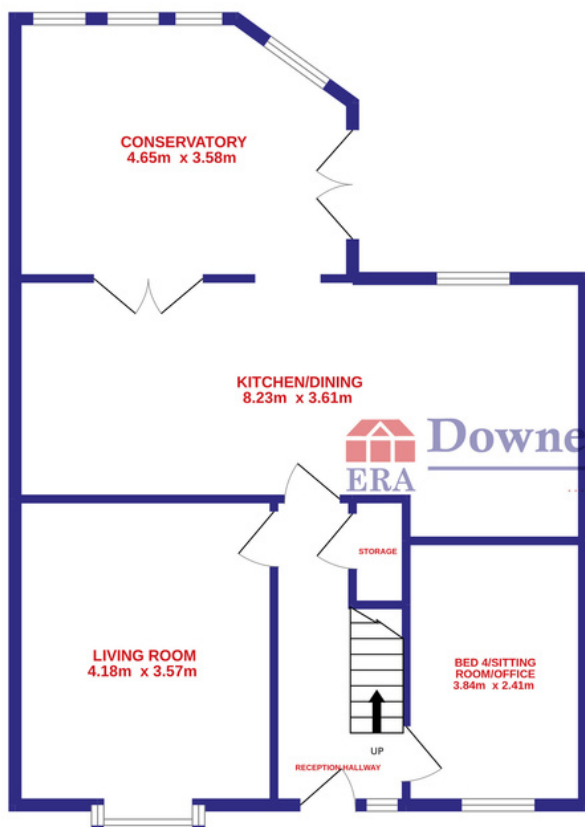
The main family bathroom features a four piece suite including a shower fitted over the bath, vinyl flooring, tiled walls and one window overlooking the rear of the property.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



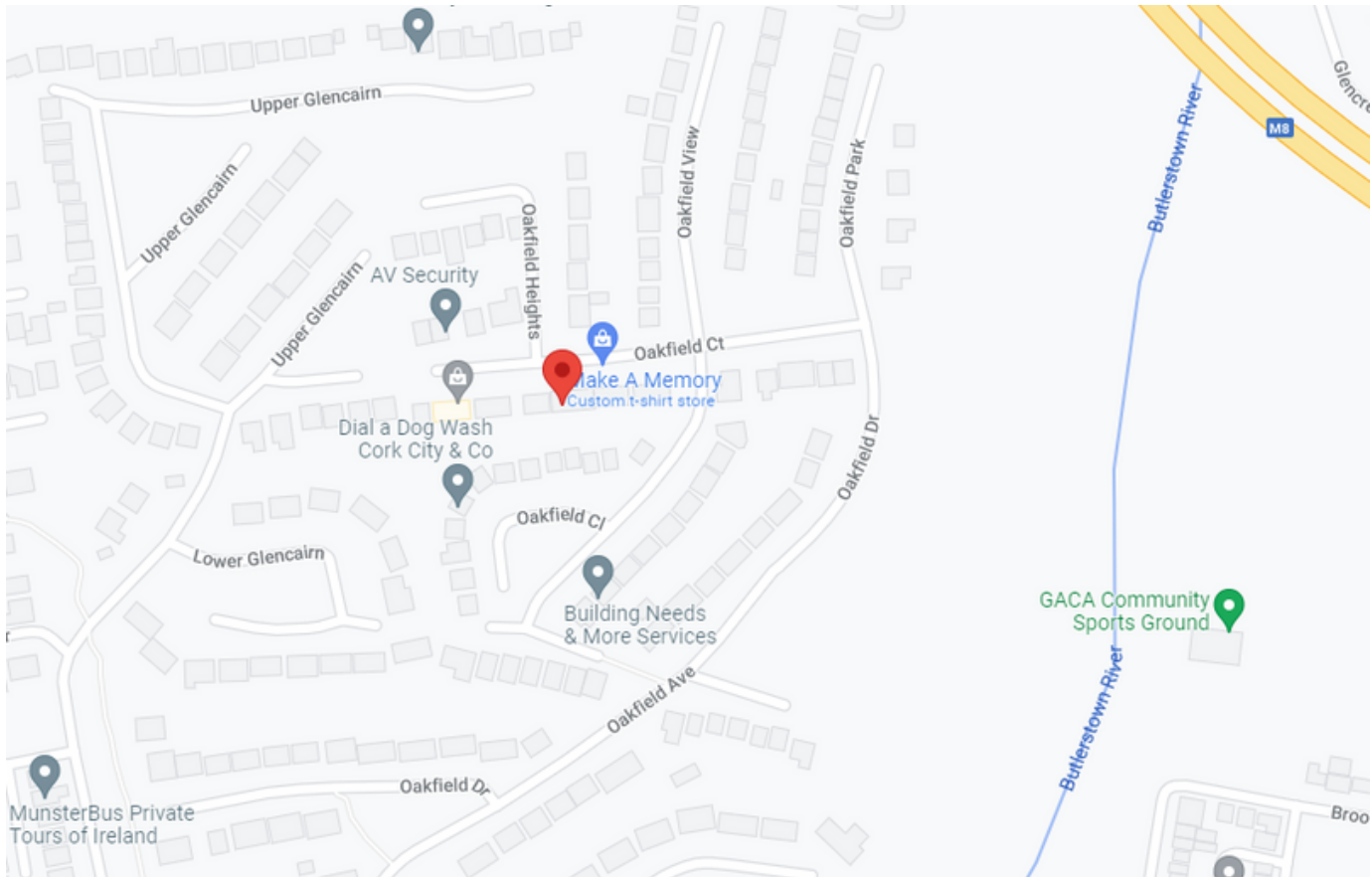
TOTAL FLOOR AREA: 123.4 sq.m. approx.

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.
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| DIRECTIONS

Please see Eircode T45 EV24 for directions.



| ALL ENQUIRIES TO:

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