

16 Oakdene, Blackrock, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this pristinely presented three-bedroom detached bungalow situated in a quiet, low density development in the heart of Blackrock. The property benefits from its positioning close to all local amenities and a host of major international employers.



AMV: €295,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.0m x 1.5m
- Living Room 5.4m x 3.3m

A composite door with with centre and side glass panelling provides access to the reception hallway. This beautifully presented reception hallway offers attractive décor throughout with high quality solid maple flooring. The area has one centre light piece, one power point, one telephone point and a stira staircase provides access to the attic.

A superb main living room has one window overlooking the front of the property which includes a roller blind, a curtain rail and curtains. The room has solid maple timber flooring and attractive décor. Features include one centre light piece, an open fireplace, two wall mounted light piece, two radiators and ten power points.



- Kitchen/Dining 4.4m x 2.6m

A superb kitchen/dining featuring a dual aspect has one window to the side and one window overlooking the front of the property. The kitchen has magnificent, modern walnut units at eye and floor level in an L-shape with extensive worktop counter space accompanied by a tile splash back. The kitchen has tile flooring and includes an integrated oven, hob, extractor fan and a stainless steel bowl sink. The area also includes plumbing for a washing machine, dishwasher and space for a fridge freezer.



This slightly furnished room boasts magnificent décor, one centre light piece, a feature upstanding radiator, extensive dining space and twelve power points.

- Main Hallway 4.3m x 0.8m

This beautifully decorated area offers a continuation of the solid maple timber flooring from the reception hallway. Direct access is provided to the three bedrooms and the main bathroom from here.

- Bedroom 1 4.0m x 3.4m

This superb double bedroom offers attractive décor which includes high quality fitted storage units. A PVC door with glass centre panelling and a side window allows access to the rear garden from this room. Features include carpet flooring, one centre light piece, one large radiator, nine power points and two television points.



- Bedroom 2 4.27m x 2.58m

This large double room has one window overlooking the rear garden which includes a curtain rail and curtains. The room offers impressive built-in units, carpet flooring, one centre light piece, one radiator and five power points.



- Bedroom 3 2.5m x 2.6m

This spacious single bedroom has one window overlooking the side of the property and built-in units finished in a walnut colour scheme. There is

carpet flooring, one centre light piece, one radiator, two power points and one television point.

- Main Bathroom 2.0m x 2.4m


This superb family bathroom features a three piece suite including a corner shower area incorporating a Mira Elite ST shower. Features include one window overlooking the side of the property, impressive tiling throughout with an attractive border in-lay, one centre light piece, one radiator and one wall mounted storage area with an integrated mirror.

Features

- Approx. 750 Sq. Ft
- Built in the late 70's
- BER D1
- Oil Fired Central Heating
- Double glazed windows
- Private enclosed rear garden with a beautiful feature stone boundary wall
- Pristine condition throughout
- Close to all amenities including Mahon Point shopping & commercial centres
- Magnificent solid maple timber flooring
- Modern fitted kitchen
- Two spacious double bedrooms and a large single room all with built in wardrobes
- Modern bathroom suite
- South facing kitchen and light filled interior
- Ample off-street parking for 2 cars
- Both rear and front garden get all day sun
- Superb residential estate with large green areas

Directions

Please see Eircode T12 NT2P for directions.

| | |
|---|---|
|  | <p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p> |
|---|---|

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.



€295,000

PSRA Licence No. 002584