

33 Oakfield Close, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently refurbished three bedroom detached property, in the highly sought after residential development of Oakfield Close, Glanmire, Cork. Positioned within a quiet cul-de-sac and fronting onto a large green area, the property offers a peaceful setting within the estate yet still remaining within easy reach of essential amenities.

Accommodation consists of reception hallway, living room, and open plan kitchen/dining area on the ground floor. The first floor of the property offers three spacious bedrooms, an en suite bathroom and the main family bathroom.

AMV: €375,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 82.46 Sq. M. / 888 Sq. Ft.
- Built in 1997
- BER D1
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Fully enclosed private rear garden
- Off street parking
- Quiet cul-de-sac location within the estate
- Overlooking a large green area to the front

| RECEPTION HALLWAY

4.18m x 1.87m (13'7" x 6'1")

A teak door with glass centre and side panelling allows access to the main reception hallway. The beautifully presented reception hallway features high quality ash timber flooring. The area has extensive under stair storage, one centre light piece, one large radiator, two power points, one telephone point, and an alarm control point.



| LIVING ROOM

4.18m x 3.53m (13'7" x 11'5")

A superb main living room has a feature bay window to the front of the property including a roller blind. The room has high quality ash timber flooring, impressive décor, and a feature fireplace with gas insert. There is one centre light piece, one large radiator, six power points, and one television point.



KITCHEN/DINING

3.29m x 5.52m (10'7" x 18'1")

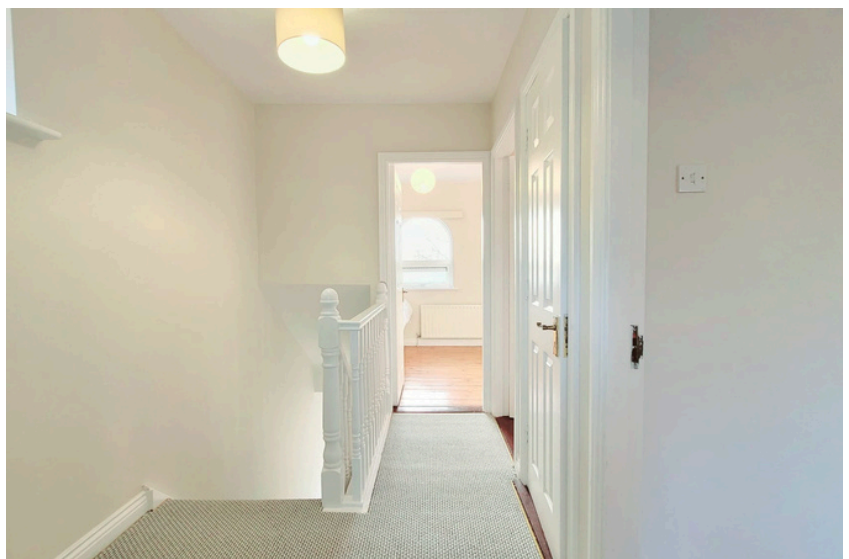
A spacious open plan kitchen/dining area features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes plumbing for a washing machine and dishwasher, space for an oven, integrated extractor fan, and a stainless steel sink with drainer unit. The room is finished with tile flooring, one large radiator, two light pieces, and ten power points. Two large windows overlooking the rear garden and flood the room with natural while a teak door with glass panelling allowing access to the rear garden.



STAIRS AND LANDING

2.86m x 1.84m (9'3" x 6'0")

The stairs and landing area features carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, an access hatch to the attic, and a hot press area which is shelved for storage.



BEDROOM 1

3.77m x 3.56m (12'3" x 11'6")

A spacious main bedroom has one window to the front of the property including a curtain rail and curtains. This room has solid timber flooring sanded and varnished to a high quality finish, one large radiator, one centre light piece, and six power points. A door from the room allows access to the en suite bathroom.



EN SUITE

0.8m x 2.54m (2'6" x 8'3")

The en suite bathroom features a three piece suite with a Triton Shannon electric shower. There is vinyl flooring, wall tiling, a tiled splashback, one centre light piece, an extractor fan, and wall-mounted shelving.

BEDROOM 2

3m x 3.56m (9'8" x 11'6")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has solid timber flooring, one centre light piece, one large radiator, and two power points.



| **BEDROOM 3**

2.67m x 2.54m (8'7" x 8'3")

A generous sized single bedroom has one window to the front of the property including a roller blind. The room offers a built-in bed frame with integrated storage, one radiator, one centre light piece, and two power points.



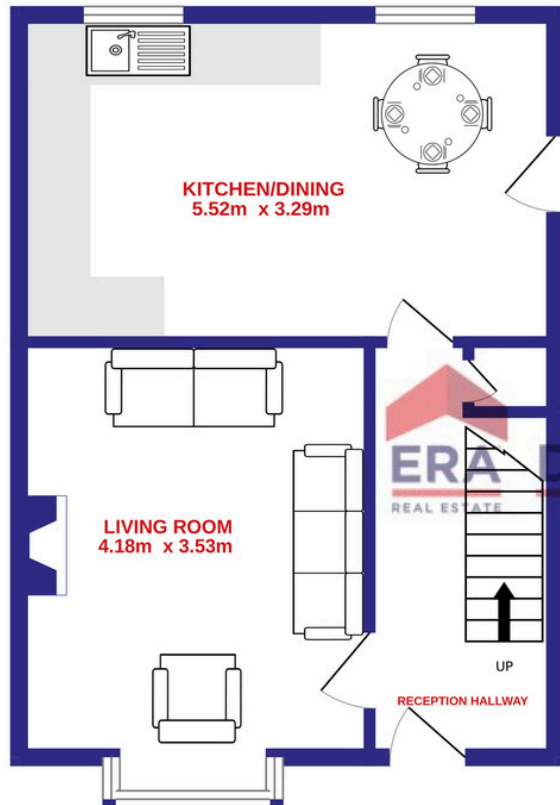
| **BATHROOM**

1.84m x 1.84m (6'0" x 6'0")

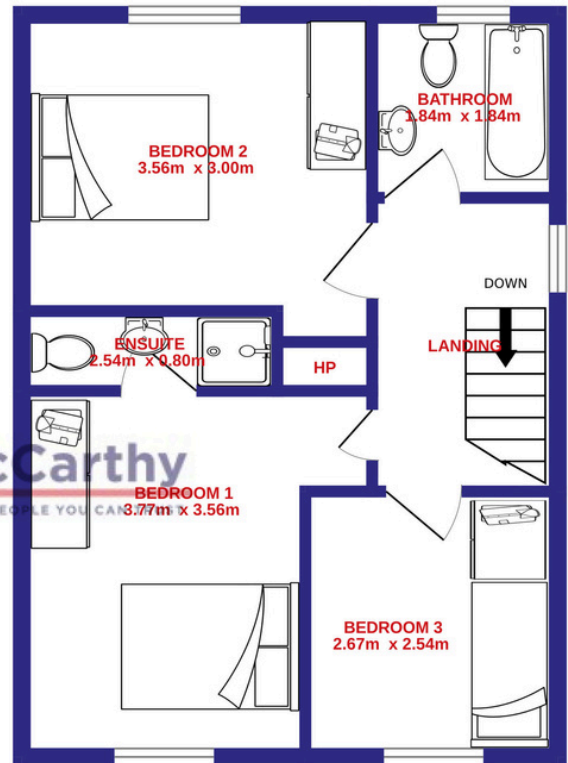
The main family bathroom features a three piece suite including a Triton Shannon electric shower fitted over the bath. The room has tiling from floor to ceiling, vinyl flooring, one centre light piece, an extractor fan, a window to the rear of the property, and one radiator.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 82.4 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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| GARDENS AND EXTERIOR



The front of the property has an attractive maintenance free façade of brick and smooth plaster finish. There is an extensive concrete driveway facilitating off street parking for two to three cars, and a garden area which is laid to lawn. A secure gate allows access to the rear of the property.

The rear of the property is fully enclosed to all sides. There is a generous garden area which is laid to lawn, and raised flower beds with mature shrubs and plants. Mature trees to the rear add a high level of privacy.

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.