

23 THE CEDARS,

CLASSES LAKE, OVENS, CO. CORK P31 TK76





23 The Cedars is a truly special residence, and we are delighted to bring this beautiful home to the market in turnkey condition. Ideally located in the ever-popular Classes Lake development in Ovens, Co. Cork, the property is just minutes' drive from Ballincollig Town Centre and the Ballincollig Regional Park, while also benefiting from a bus stop conveniently located at the entrance to the development, providing easy access to the city and surrounding areas.

This home comes to the market fully furnished, with all furniture and appliances included in the sale, making it a fantastic opportunity for any buyer. Both bathrooms have been recently renovated, while the home itself was only extended in 2023, creating a bright and spacious open plan living area, perfect for modern family life.

This modern family home is packed with numerous features and upgrades and is sure to appeal to a wide range of buyers.

A wonderful home, which must be viewed to be fully appreciated

- **All Furniture & Appliances Included** • **Adjacent to Green Area**
- **Stira Access to fully floored attic** • **Both Bathrooms Recently Renovated**
- **Extended in 2023** • **Hive Heating System** • **Open Plan Kitchen/Living/Dining**

3  2  C. 101 Sq.m / 1,087 Sq. Ft 

Agent: Michaella Buckley **Email: m.buckley@omw.ie**

AMV €399,000

Hallway (2.28m x 1.04m)

The front door opens into a warm and welcoming entrance, setting the tone for the rest of the home.

Open Plan Living/Kitchen/Dining (10.5m x 9.96m)

The heart of the home is a superb open-plan living, kitchen and dining area, thoughtfully designed to create a bright and welcoming space for everyday family life and entertaining. Flooded with natural light from large rear doors and an overhead skylight, the room enjoys a wonderful inviting atmosphere.

To the front of the home, a separate sitting room with an attractive open fireplace, offering a cosy additional retreat — perfect for relaxing evenings.



The contemporary kitchen is both stylish and functional, featuring sleek cabinetry, a striking island with breakfast bar seating, and a distinctive feature micro-cement splashback that adds a modern architectural touch. The kitchen is exceptionally well equipped with quality appliances, all included in the sale, comprising a Neff induction hob, Siemens oven, Samsung microwave, Bosch dishwasher, Bosch washing machine and an integrated fridge freezer.



The dining area provides an ideal setting for family meals and entertaining, while the open-plan layout allows the space to flow effortlessly into the comfortable living area, centred around a contemporary media wall.

With its abundance of natural light, quality finishes and thoughtful layout, this impressive open-plan space forms the true centrepiece of the home.

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Stairs & Landing (2.88m x 2.29m)

Carpeted stairs and newly floored landing. The hot press provides convenient shelved storage, while a Stira staircase gives access to a fully floored attic, offering excellent additional storage space.

Master Bedroom (3.34m x 3.32m)

Spacious double bedroom featuring large sliding wardrobes providing excellent storage. A rear aspect window overlooks the rear garden and allows for plenty of natural light.

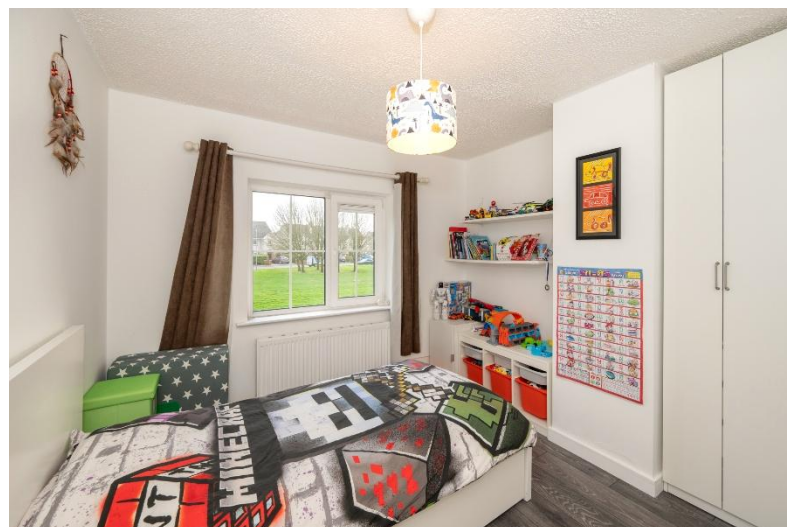
En-Suite (2.14m x 1.05m)

Recently renovated En-Suite featuring a standalone Triton electric shower, WC and WHB with vanity unit. Complete with a rear aspect window and mirror with overhead lighting.



Bedroom 2 (3.43m x 3.33m)

Spacious double bedroom with fitted wardrobes and a front aspect window that provides plenty of light.



Bedroom 3 (2.29m x 2.06m)

Single bedroom with a front aspect window and fitted shelved storage perfect for storing your belongings.



Family Bathroom (2.14m x 1.71m)

Newly renovated bathroom with a 3-piece suite, Triton electric shower, vanity cabinet with mirror and a rear aspect window.

Garden Details

To the front, the property benefits from a concrete driveway providing off-street parking for two cars, bordered by hedged and walled in boundaries. The home is ideally positioned within a family-friendly estate and enjoys a great setting adjacent to a green area.

The rear garden is laid out in lawn and is enclosed by a combination of fenced and walled in boundaries. A timber Barna shed provides excellent outdoor storage, while a patio area creates an ideal space for al fresco dining, entertaining, or enjoying summer BBQs.



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Features

- All furniture and appliances included in sale
- All new flooring upstairs
- Extended in 2023
- Newly renovated Bathrooms
- Adjacent to a green area
- Hive - Zoned Heating System
- Minutes' drive from The Ballincollig Regional Park
- Bus Stop at entrance of estate
- Stira access to fully floored attic
- Wide range of schools, shops, restaurants, bars and supermarkets nearby



Heating

Gas Central Heating

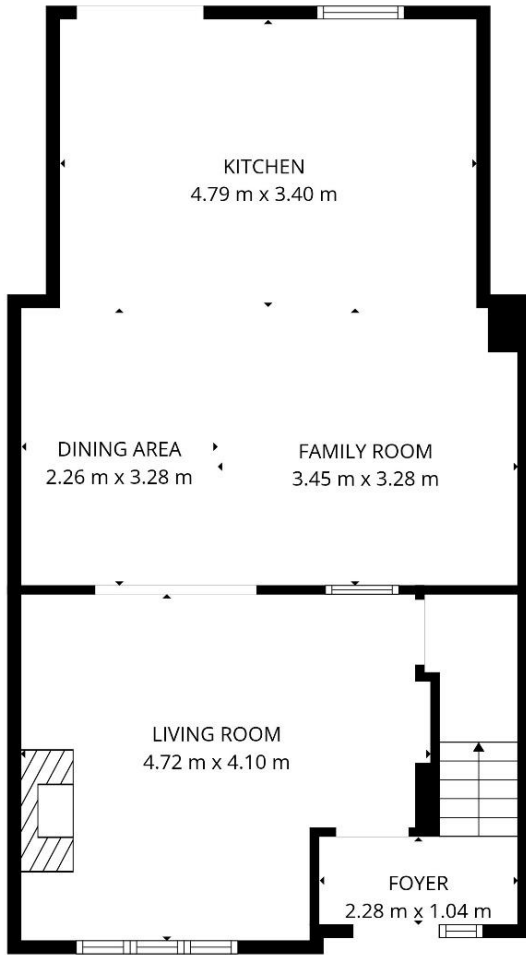
BER Details

BER: C1 BER No: 111385761 Energy Performance Indicator: 159.21kWh/m2/yr

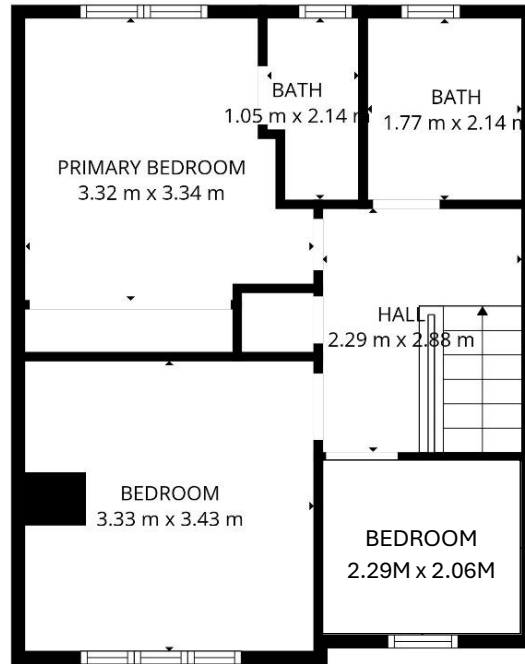
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Floorplan



1st floor



2nd floor