

21 Oakridge, Meadowlands, Macroom, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom terraced home, benefitting from an energy efficient B2 BER rating, spacious accommodation, and its location a stone's throw from Macroom town centre and all amenities including schools, supermarkets, shops, pharmacy, bus routes, cafes, and more.

Accommodation consists of reception hallway, guest w.c, living/dining room, and kitchen on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €250,000

BER B2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

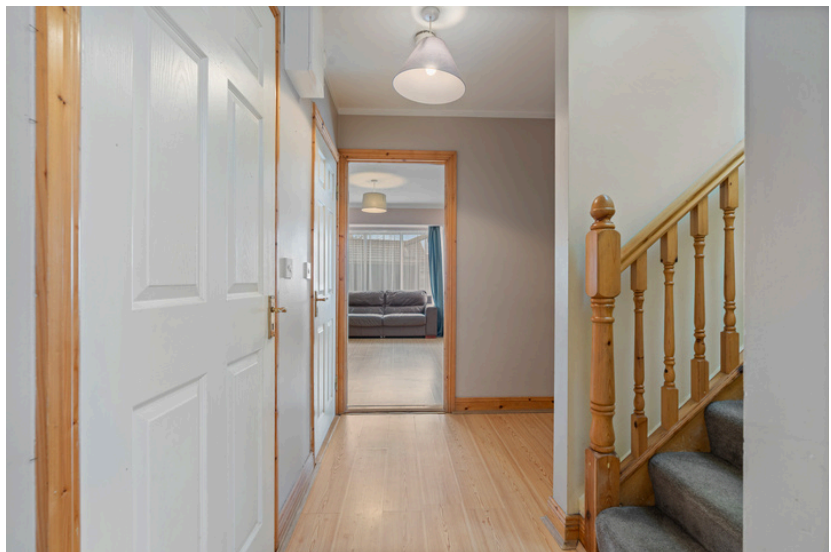
| FEATURES

- Approx. 102.71 Sq. M. / 1,106 Sq. Ft.
- Built in 2006
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Oil fired central heating
- Double glazed PVC windows
- Three double bedrooms
- Fully enclosed rear garden
- Walking distance to Macroom town centre and all amenities including schools, shops, supermarkets, restaurants, bars, gyms
- 35 minutes' drive to Cork city centre

| RECEPTION HALLWAY

4.27m x 3.05m (14'0" x 10'0")

A solid wood teak door with glass panelling allows access to the reception hallway which has one frosted window to the side of the property, one centre light piece, spacious storage room, one radiator, one smoke detector, access to the fuse box, and laminate flooring.



| GUEST W.C

1.48m x 1.37m (4'8" x 4'4")

The guest w.c features a two piece suite, one frosted window, tile flooring, one centre light piece, one extractor fan, and one radiator.



| LIVING ROOM/DINING ROOM

3.77m x 7.34m (12'3" x 24'0")

This bright and spacious room has one feature bay window to the rear and glass double doors to the garden, flooding the area with extensive natural light. The area has laminate flooring, solid oak surround fireplace with cast iron insert and stove, two light pieces, one radiator, and eight power points.



| KITCHEN

3.77m x 2.6m (12'3" x 8'5")

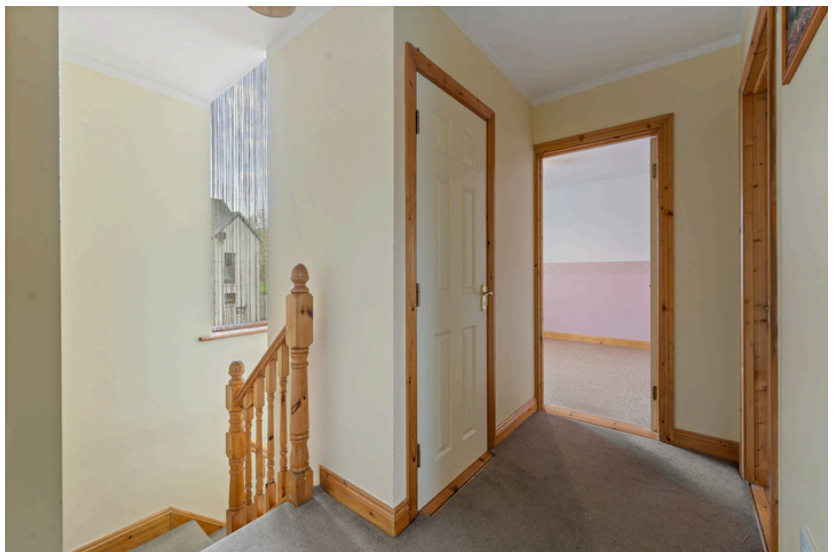
Access to the kitchen can be gained from the main reception hallway, and the living/dining room. The kitchen has solid oak fitted units at eye and floor level, worktop counter, tile splashback, integrated oven/hob/extractor fan, dishwasher, and fridge. The area has tile flooring, one radiator, one centre light piece, one smoke detector, one window to the rear, access to the heating system, and six power points.



| STAIRS AND LANDING

1.2m x 3.64m (3'9" x 11'9")

The stairs and landing are fitted with carpet flooring throughout. At the half landing there is one window to the front of the property. The main landing has access to the hot press.



| BEDROOM 1

3.36m x 4.1m (11'0" x 13'4")

This spacious double bedroom has one window to the rear of the property and access to a balcony area. The room has one radiator, carpet flooring, built-in wardrobe units, six power points, and a door allows access to the en suite.



| EN SUITE

1.7m x 1.49m (5'5" x 4'8")

The en suite bathroom features a three piece suite including a Triton T90 SR electric shower, tile flooring, one centre light piece, extractor fan, one frosted window to the rear, and one radiator.



| BEDROOM 2

3.1m x 2.4m (10'1" x 7'8")

This double bedroom has one window to the rear of the property, one radiator, carpet flooring, one centre light piece, access to closet space, and four power points.



| **BEDROOM 3**

2.9m x 2.9m (9'5" x 9'5")

This double bedroom has one window to the front of the property, one radiator, built-in wardrobes, carpet flooring, one centre light piece, and four power points.



| **BATHROOM**

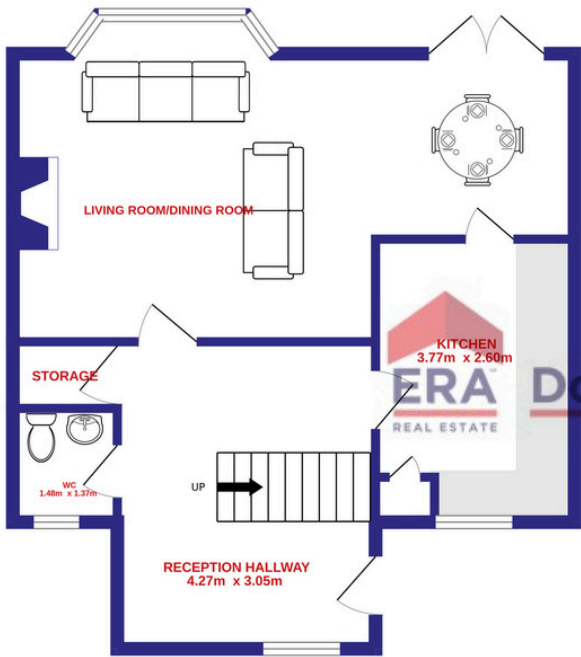
2.2m x 1.66m (7'2" x 5'4")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath, tile flooring, one centre light piece, one wall-mounted light piece, extractor fan, one frosted window to the rear, and one radiator.

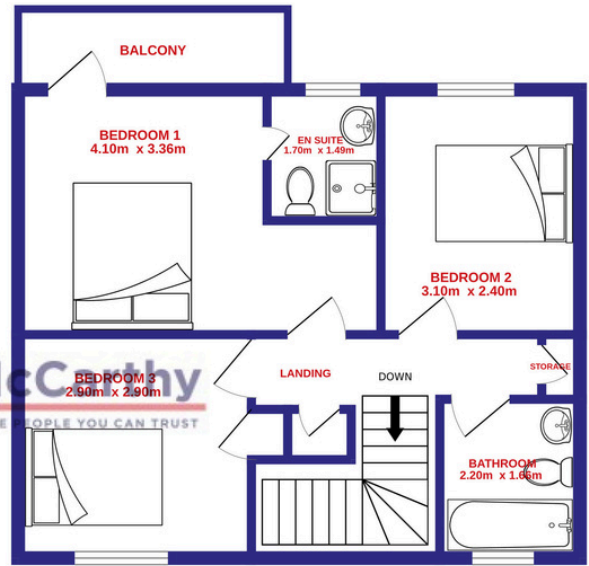


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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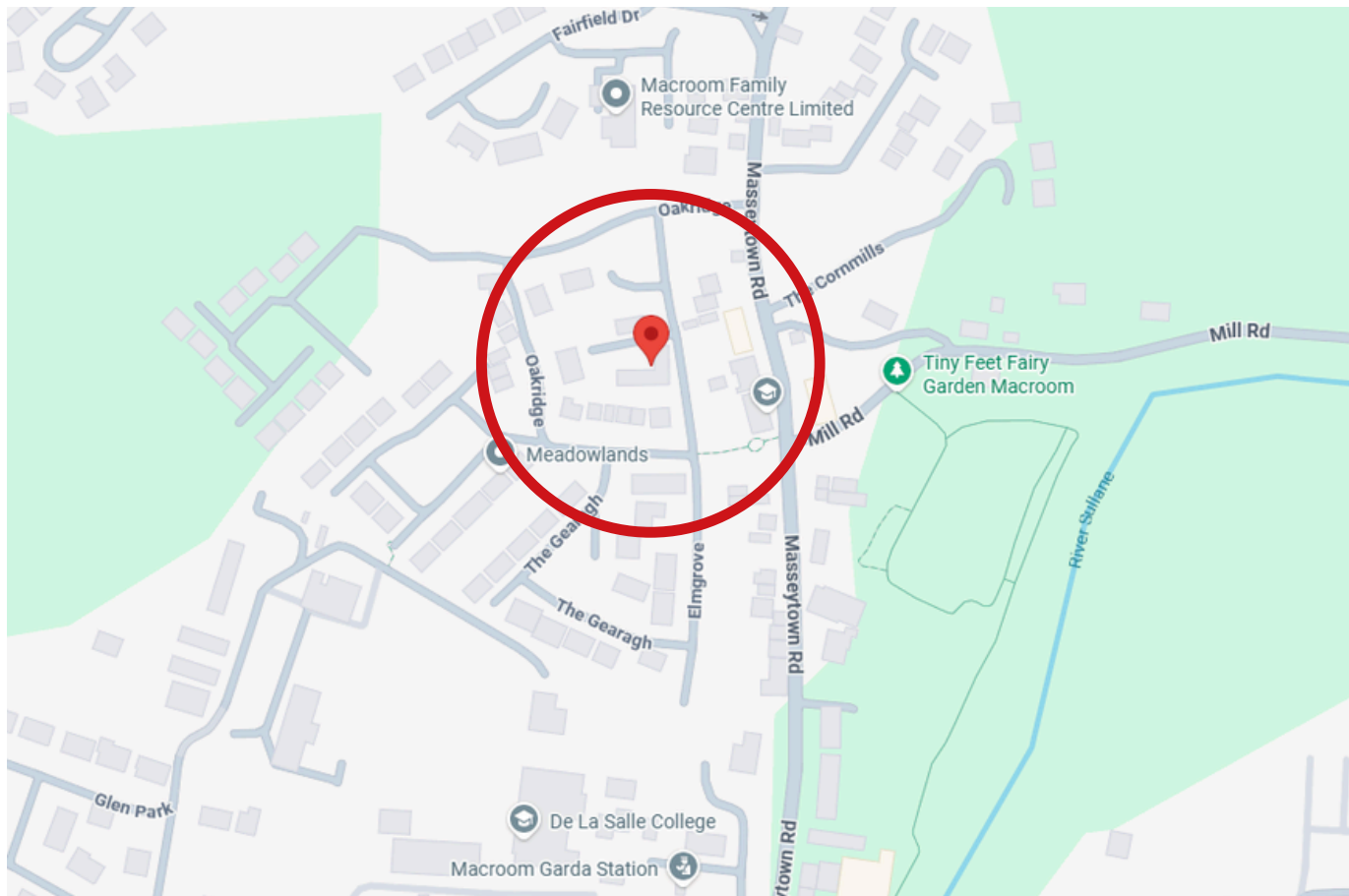
| GARDENS AND EXTERIOR



The rear of the property is fully enclosed. There is a patio area, a garden which is laid to lawn, external tap, and access to the oil tank. A Barna shed is ideal for storage use.

| DIRECTIONS

Please see Eircode P12 TR58 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Angela Jordan
0863783681
angela@eracork.ie



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