

7 Oakpark, Ballyhooly Road, Ballyvolane, Cork



ERA Downey McCarthy are most delighted to present to the market this beautifully presented and immaculately maintained, three bedroom property situated in the popular and mature residential estate of Oakpark on the Ballyhooly Road. This property benefits from a superb internal finish along with an ideal location just a 10 minutes' drive from Cork city centre, with all essential amenities available on your doorstep. Viewing is highly recommended to appreciate what this fine property has to offer.

Accommodation consists of porch, reception hallway, guest w.c, living room and beautiful open plan, extended, kitchen/dining room on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €300,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Turnkey condition throughout
- Approx. 91.2 Sq. M. /982 Sq. Ft.
- Built in 1988/89
- BER C2
- Beautifully presented throughout
- Spectacular open plan and extended kitchen/dining area
- Natural gas fire central heating
- Double glazed windows
- Triple glazed door & windows leading to patio area
- Solid fuel stove – with integral back boiler
- Burglar alarm
- High speed internet connection (500Mb)
- Three bedrooms
- Off street parking
- 10 minute drive from Cork city centre
- Bus stop for 207 bus route outside the estate
- 5 minute walk to the Glen River Park, Dunnes & Lidl Stores

| PORCH

0.64m x 1.48m (2'0" x 4'8")

A sliding door allows access into the porch area which has tile flooring, centre light fitting and a solid teak door with glass panelling allowing access into the main reception hallway.

| RECEPTION HALLWAY

4.07m x 1.83m (19'5" x 6'0")

The bright and welcoming reception hallway has beautiful décor throughout. There is an electrical service board, alarm control point, high quality wooden flooring, one radiator, one centre light fitting and a door allowing access to the guest w.c.



| GUEST W.C

1.42m x 0.72m (4'6" x 2'3")

The guest w.c features a two piece suite, tile flooring, extractor fan and one wall-mounted light fitting.



| LIVING ROOM

5.33m x 3.31m (17'4" x 10'8")

The beautifully presented living room has high-quality wooden flooring, one window to the front of the property, one centre light fitting, and a stunning marble fireplace with a chimney damper to prevent draughts when not in use. The open plan layout allows direct access to the kitchen/dining area. The chimney breast is pre-wired for mounting a flat-screen TV directly above the fireplace. Surround sound wiring for rear speakers installed.



| OPEN PLAN KITCHEN/DINING

5.66m x 4.97m (18'5" x 16'3")

The spectacular open plan kitchen/dining area is sure to be the heart of the home. The room is awash with natural light owing to floor to ceiling windows to the rear and one window to the side of the property. The kitchen has solid fitted units at eye and floor level, a fantastic American-style fridge freezer, integrated high quality built-in Neff double oven & microwave, a Bosch induction hob with extractor fan, and a stainless-steel sink with a Bosch integrated dishwasher.



The dining area has a large island unit, extensive dining space, one radiator and recessed spot lighting.



| STAIRS AND LANDING

2.68m x 1.81m (8'7" x 5'9")

The stairs and landing has carpet flooring throughout. At the top of the landing there is a stira fitted for access to the attic, that is floored for storage purposes, and a hot press which is shelved for more storage.



| BEDROOM 1

3.58m x 3.01m (11'7" x 9'8")

This spacious double bedroom has one window overlooking the front, carpet flooring, radiator, centre light fitting and a large fitted wardrobe unit.



| **BEDROOM 2**

3.42m x 3.23m (11'2" x 10'5")

Another large double bedroom has one window to the rear, carpet flooring, radiator, centre light fitting and a built-in wardrobe unit for storage.



| **BEDROOM 3**

2.64m x 2.06m (8'6" x 6'7")

This single bedroom has one window to the front, carpet flooring, one radiator, one centre light fitting and a built-in wardrobe unit for storage.



| **MAIN BATHROOM**

2.16m x 1.8m (7'0" x 5'9")

The main bathroom features a four piece suite including a pumped shower fitted over the bath, floor and wall tiling, one window to the rear, heated towel rail, centre light fitting, radiator and attractive neutral décor.

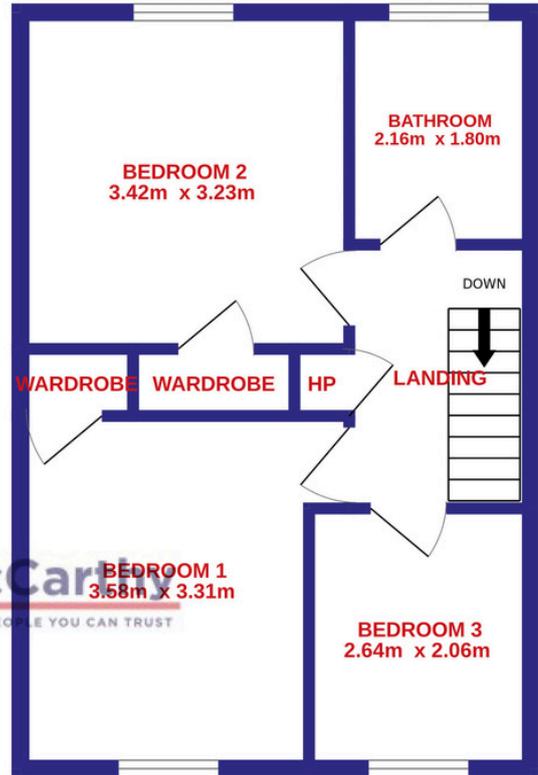


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

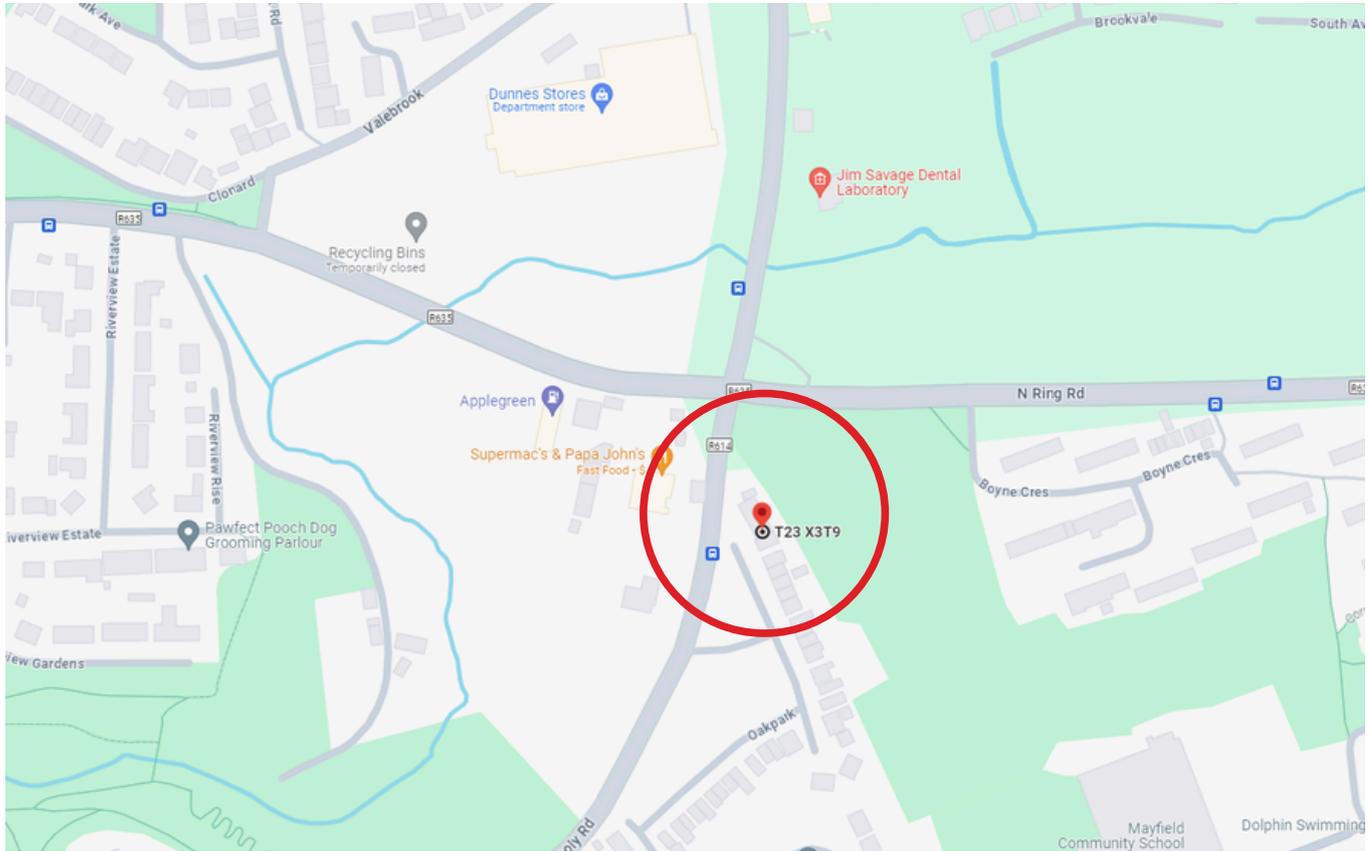


The front of the property has a driveway to facilitate off street parking. There is a small garden area which is laid to lawn and the front is fully enclosed on both sides with a block built wall.

The rear of the property is fully enclosed, very private and not overlooked. There is a patio which is ideal for summer entertaining along with an immaculately maintained garden area. There is a super shed located here which has electricity and plumbing for a washing machine and a dryer.

| DIRECTIONS

Please see Eircode T23 X3T9 for directions.



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