

11 Oaklawn, Castle Road, Bandon, Cork



**For sale by online auction on Thursday 15th May at 11:00 a.m -
see www.eracork.ie for registration details.**

ERA Downey McCarthy take great pleasure in bringing to the market this superb opportunity to acquire a detached, three bedroom bungalow.

It is situated in a quiet cul-de-sac of detached homes in the ever-popular residential development of Oaklawn, it is located within a minutes walk of Bandon Town Centre and offers all amenities close to hand.

Accommodation consists of reception hallway, three bedrooms with en suite in the master bedroom, kitchen/dining Room, living room, family bathroom, and utility room.

AMV: €255,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

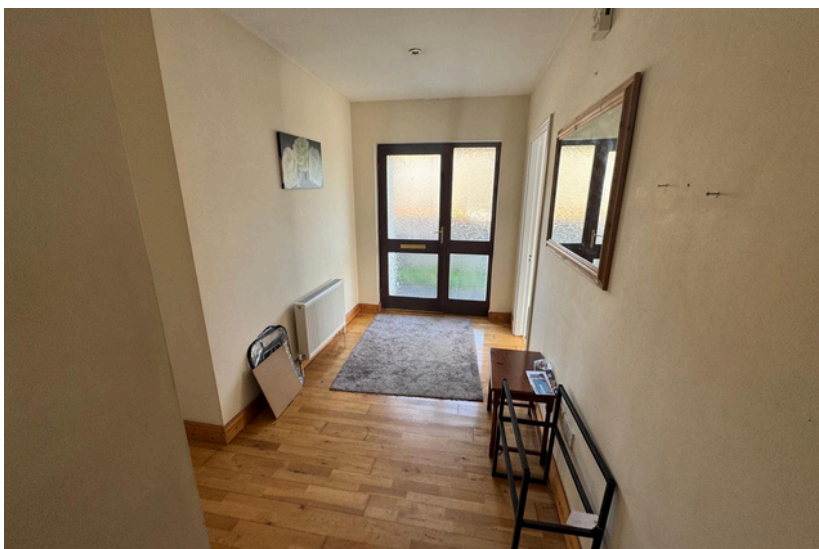
| FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built c. 1995
- BER D1
- Oil fired central heating
- Double glazed PVC windows
- Three bedrooms
- Private and enclosed west facing rear garden
- Car port located to the front along with additional private parking
- Walking distance to Bandon Town Centre

| RECEPTION HALLWAY

3.43m x 5.25m (11'2" x 17'2")

The reception hallway features solid oak timber flooring, recessed spot lighting, neutral décor, one radiator, access hatch to the attic, and power points.



| LIVING ROOM

4.71m x 3.32m (15'4" x 10'8")

A spacious main living room has a feature bay window to the front of the property, carpet flooring, a fireplace, recessed spot lighting, and six power points.



| KITCHEN/DINING ROOM

5.67m x 3.52m (18'6" x 11'5")

The open plan kitchen/dining area has two windows overlooking the rear of the property, one centre light piece, and tile flooring throughout. The kitchen features modern fitted units at eye and floor level with worktop counter and tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, space for a fridge freezer, and ample power points. A door allows access to the utility room.



| UTILITY ROOM

2.1m x 2.03m (6'8" x 6'6")

The utility room has tiled flooring, boiler for oil central heating, wall-mounted shelving, one centre light piece, and a door to the rear.



| BEDROOM 1

3.81m x 3.33m (12'5" x 10'9")

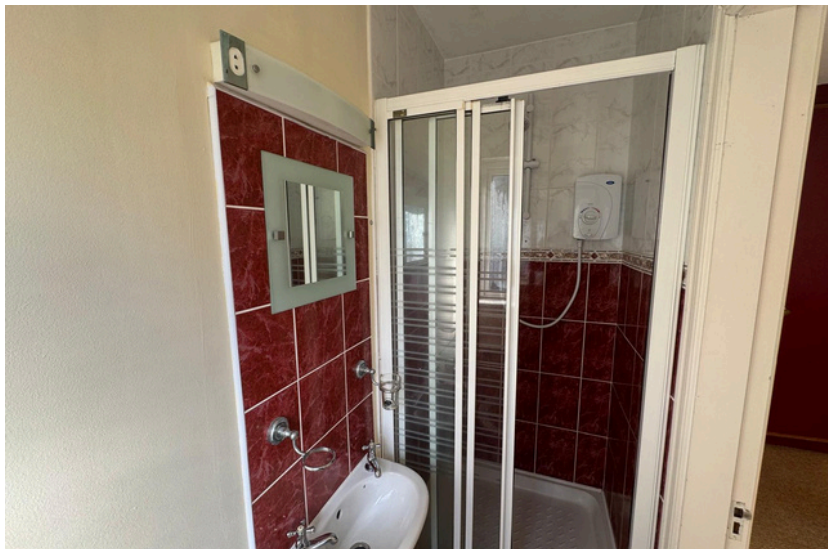
This spacious main bedroom has one window to the rear, carpet flooring, one centre light piece, built-in wardrobe units for storage, neutral décor, and one radiator.



| EN SUITE

2.1m x 0.89m (6'8" x 2'9")

The en suite bathroom features a three piece suite including a shower cubicle incorporating an electric shower, floor and wall tiling, one centre light piece, and one window.



| BEDROOM 2

3.81m x 2.44m (12'5" x 8'0")

This bedroom has one window to the rear, carpet flooring, built-in wardrobe units for storage, one centre light piece, and one radiator.



| **BEDROOM 3**

2.93m x 2.43m (9'6" x 7'9")

This bedroom has one window to the front, carpet flooring, one centre light piece, neutral décor, and one radiator.



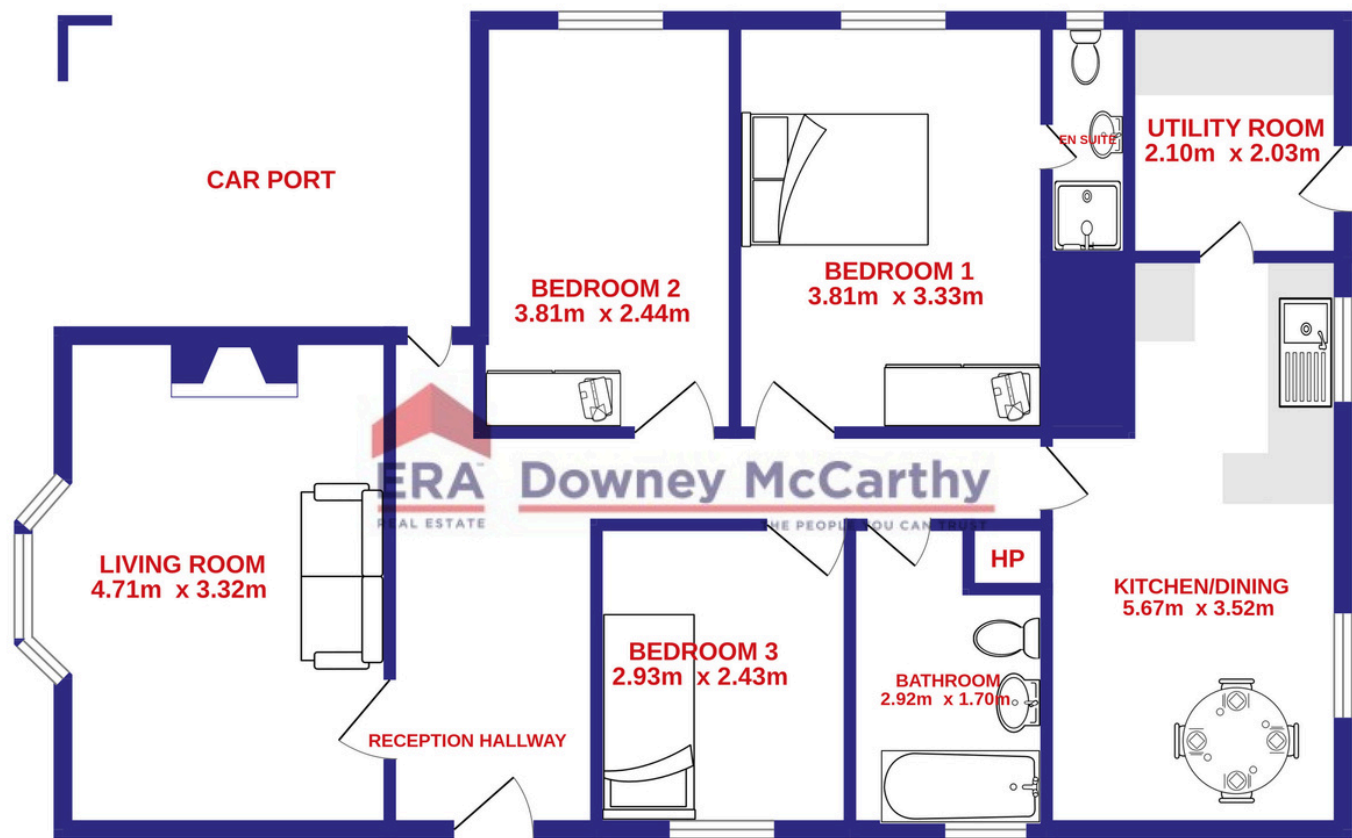
| **FAMILY BATHROOM**

2.92m x 1.7m (9'5" x 5'5")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, modern floor and wall tiling, one centre light piece, one radiator, and one frosted window.

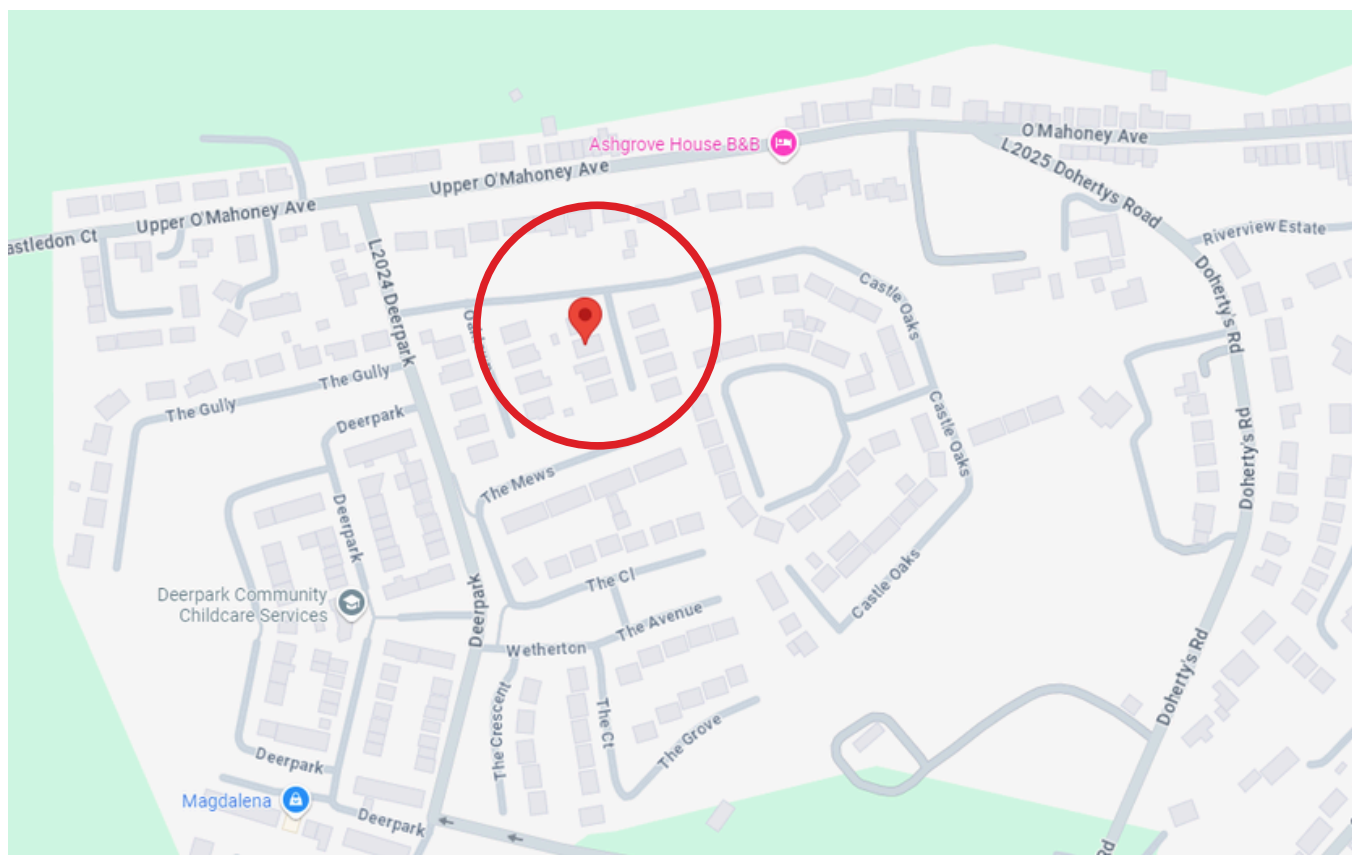


| FLOOR PLAN



| DIRECTIONS

Please see Eircode P72 FN73 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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