



BER B3

EXTENDED 5 BEDROOM DETACHED PROPERTY

11 THE OAKS, BOREENMANNA ROAD, CORK CITY, T12 C5PN

savills

11 The Oaks

For Sale by Private Treaty
CKK180164

- Extended 5 bedroom detached property
- Approx. 199 sq m / 2,150 sq ft
- South-west facing rear garden
- Excellent decorative order throughout
- Well situated within a quiet cul de sac
- GFCH/ Alarm/ Mains services
- Large Cobble lock driveway

DESCRIPTION

Savills is delighted to present 11 The Oaks, an impressive 5-bedroom detached property which benefits from a large rear extension. The Oaks is a small development of just 13 homes built c. 2005, conveniently located off the Boreenmanna Road.

Upon arrival you are greeted by a large cobble-lock driveway, two gated side entrances and low maintenance planting. Stepping inside reveals an inviting hallway with guest WC and cloakroom, a spacious lounge, open plan kitchen/dining room, utility room and the rear extension that provides a spacious family room. Making your way upstairs, you will find 5 bedrooms laid out over two storeys, the master bedroom benefits from a walk-in wardrobe and en suite.

Making your way outside into the rear garden brings you to a private patio area with lawn, attractive plant beds with garden lights and two barna sheds with lights and power, external power sockets, and taps front & back. This enclosed space gets superb sun due to its south-west orientation.

Number 11 the Oaks comes to the open market posing as an ideal family home within walking distance of schools, shops, bars, restaurants, recreational amenities and Cork city itself. Contact us today to arrange your individual viewing.

ACCOMMODATION

Ground Floor

Entrance Hallway

Welcoming space with cherry wood floor and cloakroom. Alarm point. E-fibre Broadband connection. Telephone Connection.

Lounge

Spacious room with a bay window that can be accessed via the hallway or kitchen/dining room via glass panelled doors. Decorative cornicing and ceiling rose. Recently fitted solid fuel stove. Plumbed for gas fire if required. Cherry-wood floor. Satellite-TV Connection.

Kitchen/Dining room

Open plan space with an abundance of eye and floor level units with worktop lighting including large food larder and separate Glass and ware unit, porcelain tiled floor, island unit with double socket and granite worktops. Including 2 drawer Fisher and Paykel dishwasher, Large Belling Cookcentre electric cooker with gas hobs and American fridge freezer with water and ice dispenser.

Utility Room

Large utility room plumbed for washing machine and dryer. Storage units. Access to side of property. Alarm point. Zoned with Hive App Connections Gas Boiler, Space for separate freezer.

Family room

Superb room adjoining the kitchen/dining room. Oak wood floor. Large modern Built-in bookshelf with fitted lights. Two large skylights. Double door access to the rear garden. Exposed timber beams. Design electric fire. Satellite TV Connection.

Guest WC

WC & Whb. Fully tiled. Window

First Floor

Master Bedroom

Spacious double Bedroom located to the rear of the property with separate dressing area. Access to en suite. TV point. Telephone Connection.

En Suite

WC. Whb. Large high Pressure Shower unit. Heated towel rail. Fully tiled. Mirror & Light cabinet.

Walk in Wardrobe

Large Built in shelving and hanging space. Window

Bedroom 2

Double bedroom located to the front of the property. TV point. Built in wardrobe. Linked to bedroom 3

Bedroom 3

Double bedroom located to the front of the property. TV point. Linked to bedroom 2

Bathroom

WC. Whb. Large corner high Pressure Shower unit. Heated towel rail. Fully tiled. Mirror & Light cabinet. Window.

Second Floor

Landing with Hot Press and Small storage room

Bedroom 4

Double bedroom located to the rear of the property. TV point. Built in Wardrobes. Storage Access under Eaves.

Bedroom 5

Single bedroom located to the front of the property. TV point. Storage Access under Eaves.

Bathroom

WC. Whb. Large corner high Pressure Shower unit. Fully tiled. Mirror & Light cabinet. Sky light Window

DIRECTIONS

From Cork city, make your way out the link road (N27) taking the slip onto Boreenmanna Road. Passing the Glenanaar pub on your right-hand side, make your way through the traffic lights and continue straight, The Oaks is on your left-hand side. See Sign.

BER DETAILS

BER No: B3

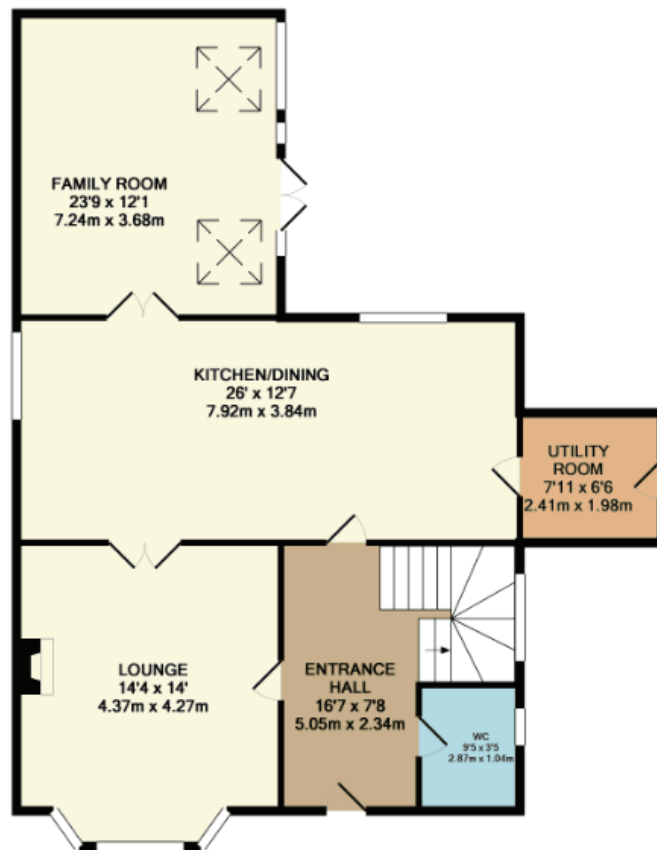
BER Number: 111400925

Energy Performance Indicator: 135.81kwh/m2/yr

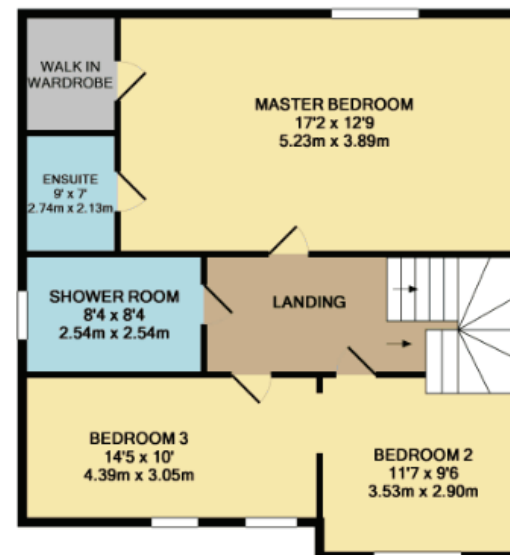
VIEWING

Viewing comes highly recommended to appreciate this fine family home & is strictly by appointment only with Savills Cork. Ph: (021) 427 1371 or email: cork@savills.ie

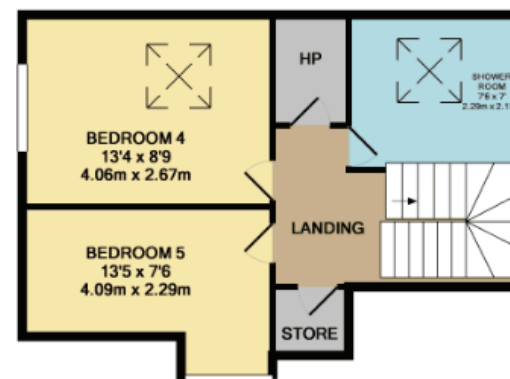
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Ground Floor



1st Floor



2nd Floor



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