

Elegant Detached Residence in a superb location.

16 Oakfield Park,  
Riverstown,  
Glanmire,  
Co. Cork,  
T45 KP04.

For Sale by Private Treaty



A.M.V €600,000

No. 16 Oakfield Park presents a rare opportunity to acquire a spacious detached residence in an extremely private setting next to and overlooking large green areas.

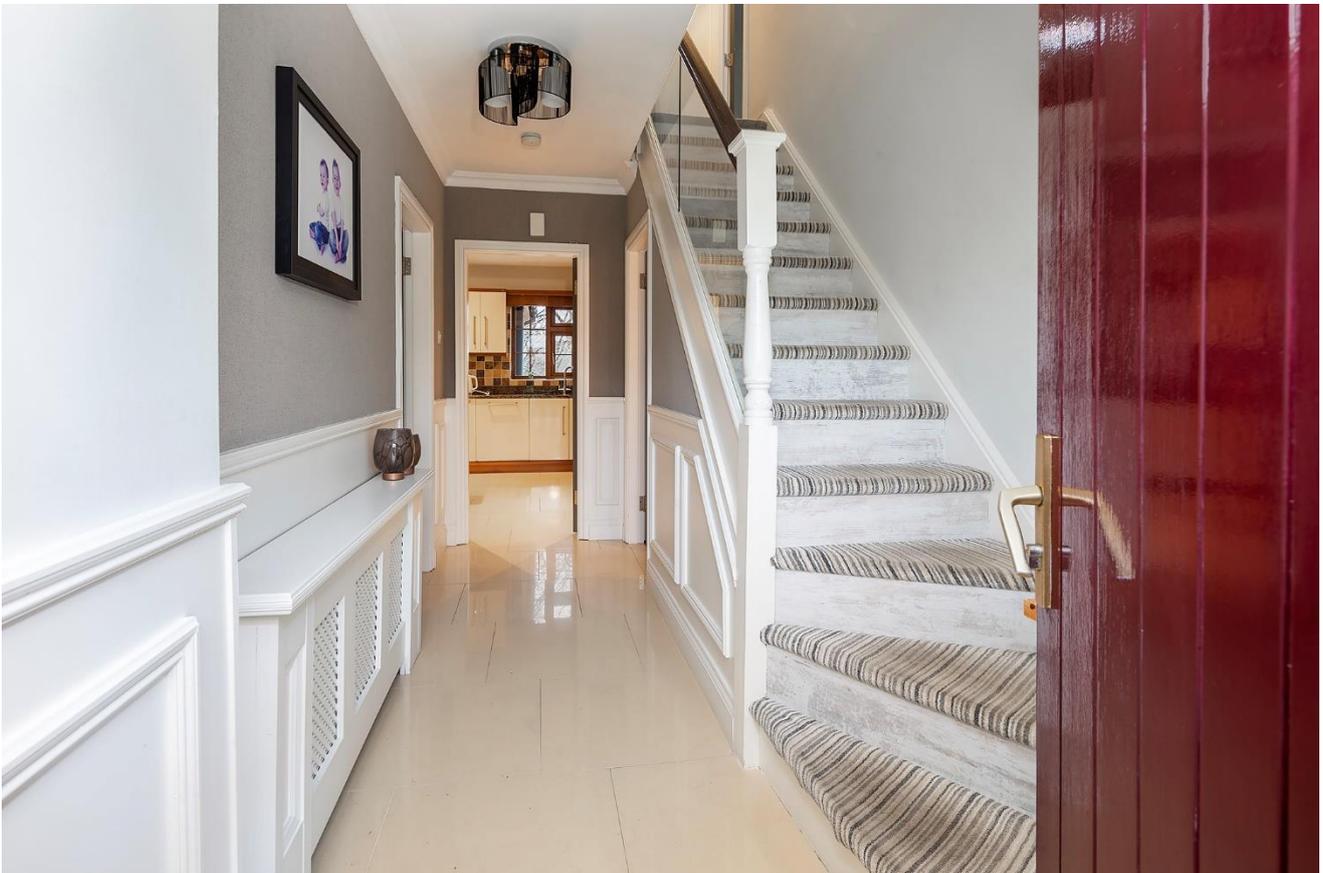
The property has been very maintained and boasts all the attributes of a wonderful family home, from its abundance of bright, spacious, well thought-out living accommodation, large private enclosed gardens which offer maximum privacy, to its enviable location, within walking distance of all amenities Glanmire has to offer and with easy access to Cork City and beyond.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

## ACCOMMODATION:

### GROUND FLOOR:

**Entrance Hallway:** 4.571 x 2.1 tiled floor



Sitting Room: 4.4 x 4.0 Solid timber floors, Bay window, Inset solid fuel stove.



**Kitchen/Dining Area:** 6.5 x 3.9 high gloss cream & mahogany built-in kitchen units & eye level presses, island with storage, integrated hob, double oven & dishwasher. French doors to living/family room





Sitting Room: 4.1 x 4.6 Solid timber, French doors to rear.





Utility Room : 2.7 x 2.3 tiled floor, plumbed for washing machine & dryer, storage unit, door to rear.  
Guest w.c.: tiled floor, w.c. & w.h.b.



**Playroom/ Bedroom 4: 3.6 x 3.5 Solid timber floor.**



**FIRST FLOOR:**

**Master Bedroom 1: 7.6 x 3.4 rear aspect, laminate timber floor, extensive slide-robes.**





**En-Suite:** 2.6 x2.2 tiled floor, w.c., w.h.b & shower unit & heated towel rail.



**Bedroom 2:** 3.7 x 3.2 front aspect with double built-in wardrobes.



**En-Suite:** 1.4 x 2.2 tiled floor, w.c., w.h.b & shower unit.



Bedroom 3: 3.2 x 2.8 front aspect, built-in wardrobes.



Bathroom : 2.1 x 1.8 tiled floor, bath, w.c., w.h.b & heated towel rail.



## OUTSIDE :

Cobble lock driveway & gardens to the front.  
Large, private enclosed rear & side gardens which are not overlooked.  
Outside tap & fireplace.  
Office/Gym/Workshop c. 13m<sup>2</sup>









## FEATURES:

- Detached residence in turn-key condition
- Spacious living accommodation (171m<sup>2</sup>)
- 4 Bedrooms (two en-suite)
- Large, private site
- Fibre Broadband
- PVC double glazed windows
- Gas fired central heating
- Outside tap
- Superb location in this popular and convenient residential area, which has all amenities nearby including a selection of both primary and secondary schools, the Crestfield Shopping Centre with shops, café's, restaurants, medical centre, Super Valu and nearby Lidl & Aldi along with numerous sporting and leisure clubs.
- Easy access to the N25, M8 and Jack Lynch Tunnel.

SERVICES : Mains Water, Drainage & Gas.

EIRCODE : T45 KP04

BER: C2 – BER No. 117902882

TITLE: Freehold

VIEWING : Strictly by prior appointment.



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