

BER B2



3 The Oaks

Boreenmanna Road, Cork

Lisney | Sotheby's  
INTERNATIONAL REALTY





## 3 The Oaks, Boreenmanna Road, Cork

### Features

- Sought after residential location
- Walking distance from Cork City Centre
- Spacious living & bedroom accommodation
- Double Glazed PVC windows & doors
- Excellent decorative order throughout

Lisney Sotheby's International Realty are delighted to present 3 The Oaks, an impressive turnkey 5-bedroom detached property located off the Boreenmanna Road in a highly sought after residential area. The Oaks is a unique development of just 13 homes-built c. 2005 within a cul de sac setting. The property is arranged over three levels offers generous living and bedroom accommodation throughout and extends to approx. 244 sqm (2,626 sqft).

The accommodation in brief extends to a welcoming entrance hallway, lounge, open plan kitchen/dining area, family room, utility, and downstairs bathroom all on ground floor level. The first floor comprises three double bedrooms with the master bedroom offering an ensuite and walk-in wardrobe finished with a family bathroom. The second floor offers two further bedrooms, storage cupboard, hot press and a family bathroom which completes this level. The property has PVC double-glazed windows throughout and is heated by means of gas central heating and run off mains water and sewerage.

3 The Oaks is set on a regular site of approx. 0.04 hectares (0.1 acres) with the rear garden offering a decking area, pond, lawned garden with a selection of mature planting and is enclosed and private. There is a detached garden shed offering storage space. The entrance to the property is via a spacious cobble lock driveway to front with parking for two cars and a small green area benefitting from a directly west facing aspect.

The property is within easy reach of the N27 and N40 South Ring Road and is approx. 2.5km east of Cork City centre and approx. 3.5km Blackrock Village. There are an abundance of both primary and Secondary Schools within the area to include: Ashton secondary school, Eglantine, Regina Mundi College, Scoil Christ Ri, Christ King Girls Secondary and St. Anthony's Boys School. The property is well serviced by public transport with No. 215A bus route running in and out of Cork City centre.

Viewing is highly recommended to fully appreciate all this home has to offer.













## Accommodation

**Entrance Hallway:** 5.11m x 2.36m Welcoming spacious entrance hall with tiled flooring.

**Lounge:** 4.28m x 5.34m Located off the entrance hall, the lounge features a bay window and open fireplace with decorative neutral tones throughout. Double doors leading to dining room, finished with maple wood flooring.

**Kitchen/Dining Area:** 7.38m x 3.88m Open plan space with an abundance of floor and eye level units, island unit with double socket and granite worktop area, porcelain tiled floors, cooking appliances and cupboards. The dining area is well decorated with a large dining table, built in units for storage and finished with porcelain tiled flooring.

**Family Room:** 4.12m x 4.14m Located off the dining area, this family room was extended onto the original house in 2006, offering plenty of natural light with double doors leading to the patio area in the rear garden. Finished with AC5 laminate flooring.

**W.C:** 2.87m x 1.05m Fully tiled two-piece suite to include wash hand basin and w.c.

**Utility:** 1.76m x 2.11m A fine sized utility located off the kitchen, this room finished with tiled flooring has built in storage cupboards and a door leading to side entrance.

### First Floor

**Master Bedroom:** 3.88m x 5.25m A spacious master bedroom located to the rear of property overlooking garden, finished with carpet flooring, light fitting and decorated in neutral tones.

**En Suite:** 2.56m x 1.44m A three-piece suite to include fitted corner shower unit, w.c. and wash hand basin, fully tiled.

**Walk in Wardrobe:** 2.30m x 2.64m Large built in shelving and hanging space finished with carpet flooring.

**Landing:** Spacious and finished with carpet flooring.

**Bedroom 2:** 2.91m x 3.53m A double bedroom overlooking the front garden and finished with carpet flooring.

**Bedroom 3:** 3.03m x 3.86m Another fine bedroom overlooking front garden with built in wardrobe and carpet flooring.

**Family Bathroom:** 1.69m x 2.54m A three-piece suite to include bathtub with shower unit overhead, w.c and wash hand basin, light fitting and fully tiled.

### Second Floor

**Bedroom 4:** 4.07m x 2.68m A fine double bedroom with two windows, one being a Velux window, finished with light fitting and carpet flooring.

**Bedroom 5:** 4.05m x 2.91m A fine double bedroom or home office overlooking front of property, finished with light fitting and

carpet flooring.

**Bathroom:** 2.14m x 2.25m Three-piece suite to include a corner shower, w.c. and wash hand basin. Velux window and Fully tiled.

## BER Information

BER: B2. BER No: 112310354.

EPI: 124.92 kWh/m<sup>2</sup>/yr.

## Eircode

T12 CK4V

## Price

€795,000





## Outside

The property is set on a regular shaped site extending to approx. 0.1 acres with the rear garden benefiting from an enclosed lawned garden and private decking area. There is a detached garden shed providing extra storage space. The entrance to the property is by a large cobble lock driveway with ample parking to front, benefiting from a directly west facing aspect and a small lawn garden area providing low maintenance.





## OFFICES

55 South Mall,  
Cork, T12 RR44  
T: (021) 427 8500  
E: cork@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

11 Main Street, Dundrum,  
Dublin 14, D14 Y2N6.  
T: 01 296 3662

171 Howth Road,  
Dublin 3, D03 EF66.  
T: 01 853 6016

103 Upper Leeson Street,  
Dublin 4, D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh,  
Dublin 6, D06 K283.  
T: 01 662 4511



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

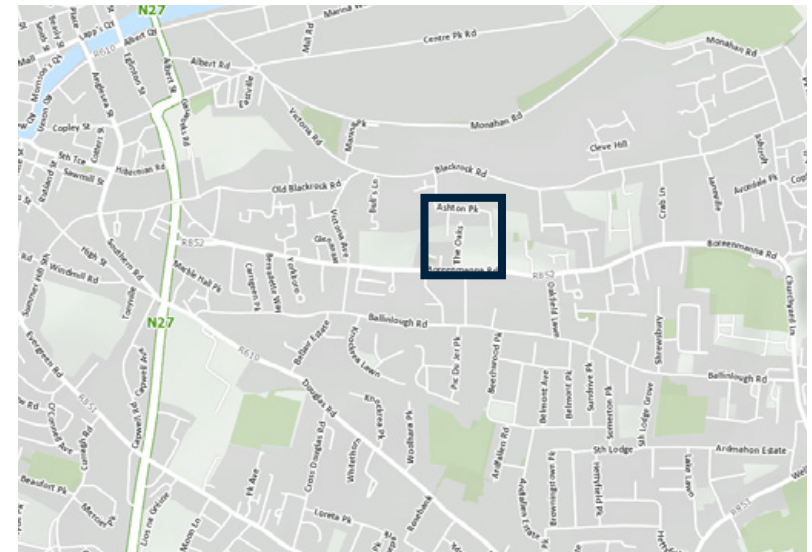
Ground Floor



First Floor



Second Floor



Copyright Ordnance Survey (Ireland)/Government of Ireland  
Licence No. CYAL50315581.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.







© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY