

BER B



6 The Ovals
Rochestown Road

Lisney | Sotheby's
INTERNATIONAL REALTY

6 The Ovals, Rochestown Road

We are delighted to announce the sale of 6 The Ovals, Rochestown, a magnificent four-bedroom detached family home that combines elegant interiors, exceptional presentation and a superb location.

Presented in excellent condition throughout, this impressive property offers a wonderful balance of style, comfort and practicality. From the moment you step inside, the quality of the finish is immediately apparent, with beautiful flooring, high-quality tiling and carefully selected fitted furniture creating a sophisticated and welcoming atmosphere throughout the home.

The recently installed kitchen is a standout feature, offering a fresh, contemporary space perfectly suited to modern family living. Complementing the kitchen are the stylish, modern tiled bathrooms, which have been finished to an excellent standard. Every detail has been carefully considered, resulting in a home that is ready for its new owners to move into and enjoy without the need for further investment.

One of the property's most appealing features is its wonderful west-facing rear garden. Offering excellent privacy and a peaceful setting, this outdoor space is ideal for relaxing in the afternoon and evening sunshine, entertaining family and friends, or simply enjoying the tranquillity of the surroundings. The private aspect to the rear adds considerably to the overall appeal of this superb home.

Externally, the property benefits from a generous front driveway with parking for two cars, while convenient side access provides additional practicality and easy access to the rear garden.

The location is another significant advantage. Situated in the highly convenient Rochestown area, 6 The Ovals enjoys easy access to the South Link Road network and the Jack Lynch Tunnel, making commuting to Cork City, Mahon, Douglas and surrounding areas straightforward. The property is ideally positioned for those seeking a peaceful residential setting without compromising on connectivity.

With its four spacious bedrooms, excellent internal finish, contemporary upgrades and private west-facing garden, 6 The Ovals represents an outstanding opportunity for buyers in Cork.

Features

- Gas fired central heating
- Double Glazed Pvc windows
- Modern kitchen
- West facing back garden
- Close proximity to Jack lynch tunnel and south link road network
- 5 minutes drive to Douglas village

BER Information

BER: B

Eircode

T12AHT2





OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500

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

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

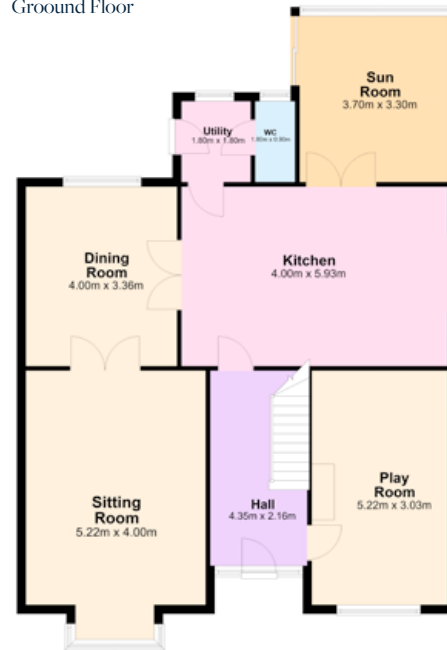
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700



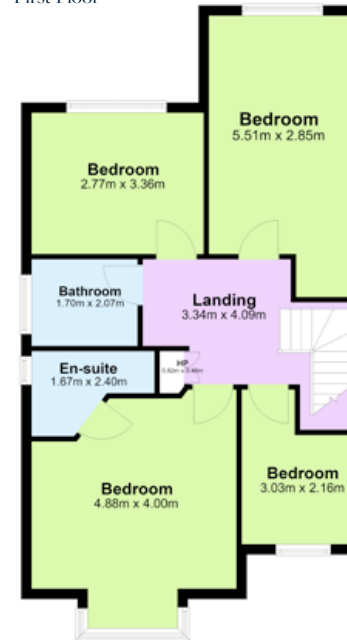
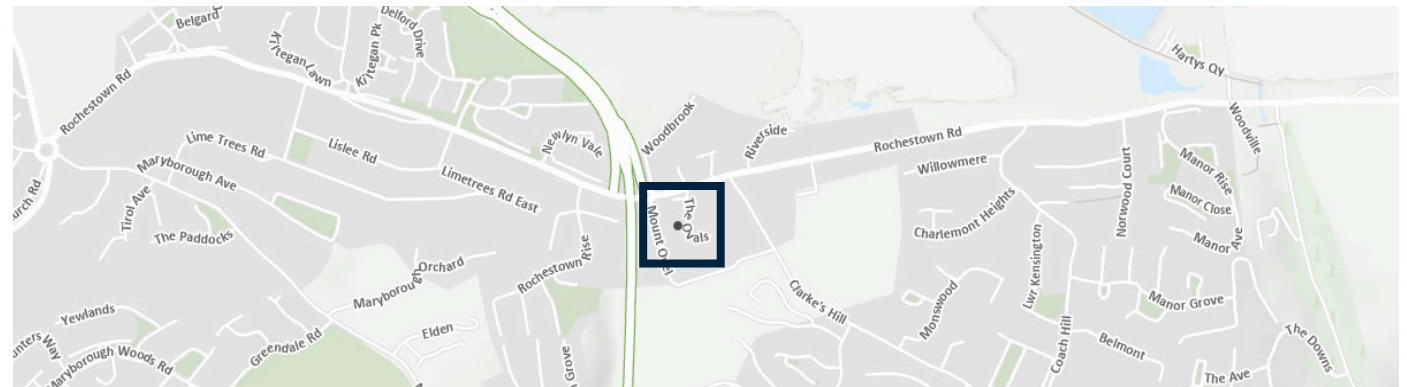
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright © Talita Eireann - Surveying
Licence No. CYAL5042359.

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.

