

For Sale by Private Treaty

**20 Clarkes Road, Ballyphehane, Cork T12 F8D7**



20 Clarkes Road is a beautiful two bedroom Mid Terraced property with attic conversion which comes to the market having been completely refurbished and upgraded in the last number of years. The property also has the benefit of having full planning permission for a two storey extension to the rear and ground floor front extension. Viewing is highly Recommended

This location is second to none, a mere five-minute drive or 15-minute walk from the City Centre. The area has an abundance of excellent schools, shops, and sporting amenities etc. in the immediate vicinity. There is also access to an excellent regular bus service

**Mid Terraced  
2 BED - 2 BATH  
90 sqm (968 sqft)**

**PLANNING REF: 22/41484**



Agent: John Corbett/Malcolm Tyrrell  
Phone: 087 946 7201/ 087 255 4116

**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

**Hallway** **3.8m x 1.0m**  
Timber flooring, WC off with wash hand basin, tiled flooring.

**Living Room** **3.9m x 3.6m**  
Timber flooring, built in stove with marble surround, integrated shelving units.



**Kitchen/Dining Room** **5.7m x 2.5m**  
Range of fitted kitchen units, built in induction hob, double oven, timber flooring, Double doors lead to rear garden.



### First Floor

**Master Bedroom** **4.1m x 3.7m**  
Timber flooring.

**Bedroom 2** **3.6m x 2.8m**  
Timber flooring.



**Bathroom** **2.6m x 2.0m**  
WC, Wash hand basin, walk in shower with rainfall shower head, heated towel rack.

### Second Floor

**Attic Conversion** **5.1m x 3.4m**  
Carpet flooring and two Velux windows.

**Outside:**  
Detached Garage, Side access

### Features

- \* Gas central heating
- \* Completely refurbished
- \* Parking to front of property
- \* Ideal first time purchase
- \* Walking distance of city centre

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