



44 Clarkes Wood
Mount Oval, Rochestown, Cork

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Lisney Sotheby's International Realty are delighted to present 44 Clarkes Wood to the market as an impressive two storey three-bedroom semi-detached dwelling extending to approx. 109 sqm (1,173 sqft). Set off Clarkes Hill in the well sought after residential neighbourhood of Mount Oval, this beautiful modern home constructed in 2006 benefits from spacious living accommodation throughout.

The accommodation in brief extends to a welcoming entrance hallway, living room, open plan kitchen/dining area and a family bathroom all on ground floor level. The first floor comprises of three bedrooms with the master offering an en-suite and finished with a family bathroom. The windows are double-glazed, and the residence is heated by means of gas central heating. We feel this home will prove attractive to many first time buyers who are living in the surrounding area and want to avail of the excellent amenities, schools and transport links.

The rear garden is private and enclosed with lawned gardens and side access to the front. There is a detached garden shed which offers plenty of storage. The front of the property benefits from a direct south facing aspect and has a driveway offering parking for two car spaces. This home is superbly located within easy access to the N28 and N40 South Link Road and is within close proximity of Douglas Court and Douglas Village shopping centre with amenities to include shopping, restaurants and excellent schools nearby. There are regular bus services off Clarkes Hill which connects you in and out of Cork city centre. Cork International Airport is approximately a 15-minute drive from this property.

Viewing is highly recommended to fully appreciate all this home has to offer in an unbeatable location.

Features

- Excellent location within walking distance of Mount Oval Village
- Double glazed PVC windows
- Three modern bathrooms
- Lawned enclosed rear garden with shed
- Driveway with two parking spaces



Accommodation

Entrance Hall: 1.94m x 4.27m Spacious and bright and decorated in soft neutral tones, this entrance hall offers plenty of natural light and finished in laminate flooring.

Living Room: 5.45m x 5.21m This living area is contemporary with open fireplace and finished with carpet flooring.

Kitchen/Dining: 3.77m x 3.96m This kitchen/dining area is a wonderful open plan space and is perfect for entertaining family and friends. The kitchen offers a countertop area with floor and eye level units and cupboards for storage. The dining room has double doors leading into the rear garden and is finished with herringbone flooring.

Bathroom: 4.19m x 3.86m Located off the entrance hall, this bathroom is a two piece suite to include WC and wash-hand basin finished with tiled flooring.

Landing: 3.06m x 7.16m Spacious and bright finished with carpet flooring.

Master Bedroom: 5.41m x 6.82m The master bedroom overlooking front of property has large built in wardrobes and finished with carpet flooring.

En-suite: 2.16m x 2.32m This en-suite bathroom offers a three piece suite to include fitted shower unit with tiled walls, WC and wash-hand basin finished with tiled flooring.

Bedroom 2: 1.52m x 2.13m A fine double bedroom overlooking rear garden, this room has built in wardrobes and is finished with carpet flooring.

Bedroom 3: 3.62m x 2.63m This bedroom offers a cosy space with built in storage and carpet flooring.

Family Bathroom: 1.00m x 2.12m The main family bathroom offers a three piece suite with bath and shower unit overhead, WC and wash-hand basin, finished with tiled flooring.

Outside: The property has an enclosed rear lawned garden with direct side access, patio area and detached garden shed for extra storage space. The front benefits from a direct south facing aspect with two parking spaces in the driveway off Clarkes Wood road. The property is located within a cul-de sac setting and is within easy access to the N28 and N40 South ring network.

BER Information

BER: C1. BER No: 107395261

EPI: 172.29 kWh/m²/yr.

Eircode

T12 R9HK

Price

€485,000



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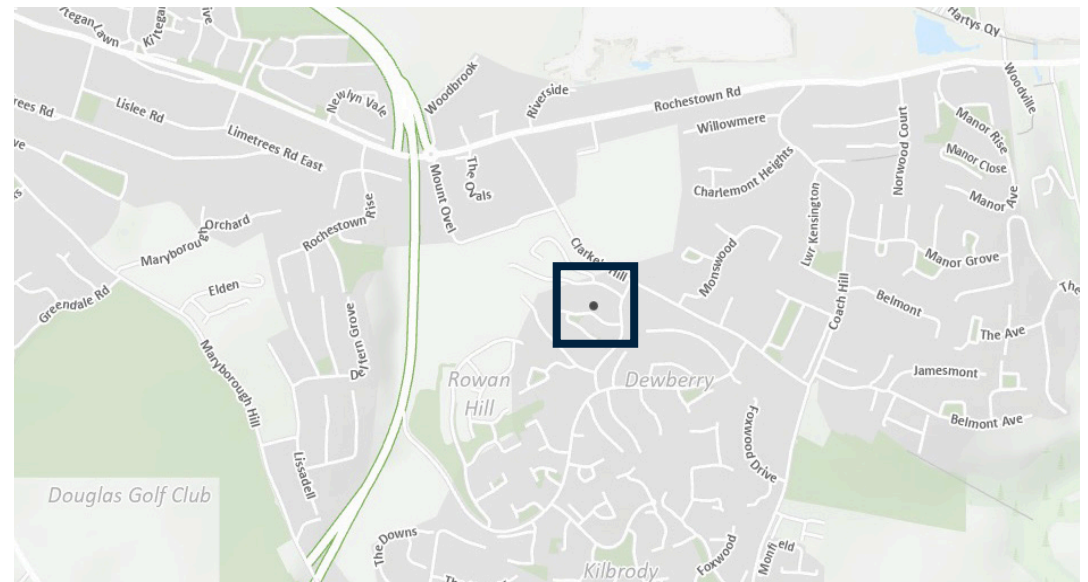
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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