

For Sale by Private Treaty

**2 Clermont Cottages, South Douglas Road, Cork T12 W8FW**



No 2 is part of a delightful terrace of red brick cottages built around the turn of the century for the workers in St Patrick's woollen mills. The current owners purchased the house five years ago and remodelled and extended it into picture perfect condition with an elevated patio to the rear that is private and catches the evening sun.

The result is a bright and modern home in immaculate shape; the new owners merely have to stamp their own personality on it. The location is superb, well serviced by public transport and with plenty of amenities and conveniences.

**TERRACED  
2 BED—2 BATH  
48sqm (516.81sqft)**

**BER B3**

Agent: Jackie Cohalan  
Phone: 087 6427555

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Kitchen /Dining/Living Room

(4.8m x 3.6m)

With laminate wood flooring, fitted kitchen with eye and floor level units, plumbed for dishwasher, washing machine, integrated fridge freezer, waste disposal InSinkErator and boiling water tap



#### Shower Room

(1.5m x 1.5m)

Partially tiled with shower, sink & wc



#### Study/Bedroom 2

(2.6m x 3.1m)

With laminate wood flooring, doors to patio area

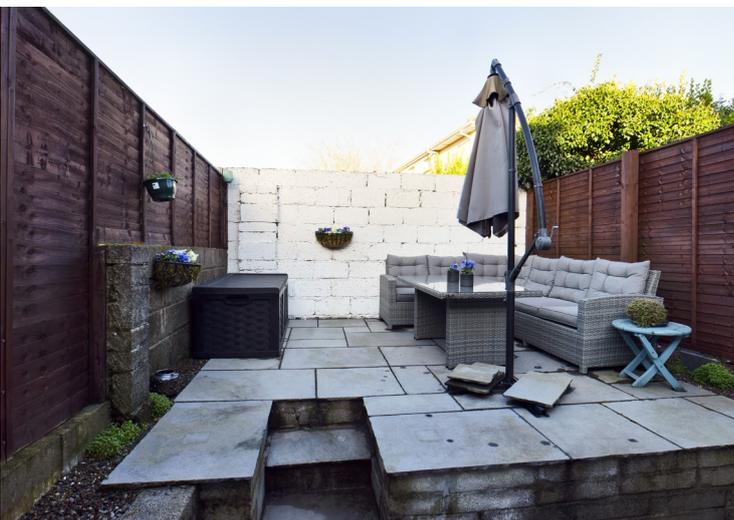


### First Floor

#### Bedroom 1

(3.5m x 3.0m)

With carpet flooring, fitted wardrobes



#### Shower Room

(1.3m x 1.8m)

Partially tiled with shower, sink & wc