

For Sale by Private Treaty**44 Clarkes Wood Mount Oval Village Rochestown CORK T12 R9HK**

44 Clarke's Wood is a well maintained 3 bedroom semi in the ever popular Mount Oval village. The property has been owner occupied since being bought off plans in 2005 and has been loved and cared for by a growing family. This warm and inviting home has a classic layout that will appeal to both owner occupiers and investors alike.

The house forms part of a quiet cul-de-sac with a spacious and safe green area for children and a host of amenities, such as primary schools and shops, within walking distance.

Rochestown is an excellent location within Cork city; with good public transport and excellent road network links.

**Semi Detached
3 BED—2 BATH
105.38sqm (1134sqft)**



Agent: Jackie Cohalan
Phone: 087 642 7555

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall (4.87m x 2.3m)

With laminate wood flooring.

Living Room (4.15m x 3.99m)

With carpet floor covering, open fireplace, cornering, ceiling rose.

Kitchen Area (3.59m x 2.97m)

With tiled flooring, eye and floor level units, plumbed for washing machine and dishwasher.

Family/Dining Area (5.51m x 3.49m)

With tiled flooring.

W.C. (1.96m x 1.5m)

With tiled flooring.

First Floor

Bathroom (2.97m x 2.04m)

Partially tiled with sink, bath with shower overhead, W.C.

Bedroom 1 (4.05m x 3.64m)

With carpet flooring, fitted sliderobes.

En-Suite (2.96m x 1.27m)

Partially tiled, double shower, sink and W.C.

Bedroom 2 (3.53m x 2.98m)

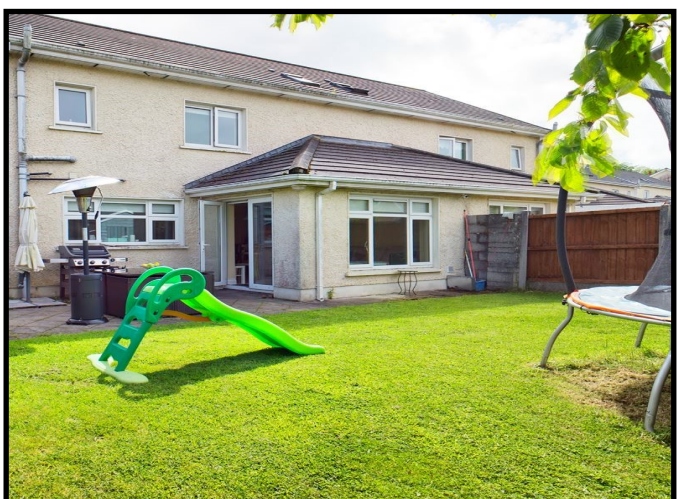
With carpet flooring, 3 door fitted wardrobe.

Bedroom 3 (2.75m x 2.27m)

With carpet flooring, 2 door fitted wardrobe.

Features

- Rear garden.
- Front garden suitable for off street parking.



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