

## 108 Clarkes Wood, Mount Oval Village, Rochestown, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom semi-detached property. Number 108 is situated in a quiet cul-de-sac of homes within the very popular Mount Oval Village development. There are large green areas throughout the estate, a supermarket, pharmacy, creche, a bar/restaurant all within the estate.

Accommodation consists of reception hallway, guest w.c, living room, family room and kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

**AMV: €395,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 134.56 Sq. M. / 1,448 Sq. Ft. (including attic conversion)
- Built in 2007
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Double glazed PVC windows
- Cavity wall insulation pumped and attic insulation
- Gas fired central heating with new condenser boiler fitted 2020
- Three spacious double bedrooms
- Spectacular private rear garden
- Located in a quiet cul-de-sac with Rowan Green to the front with spectacular views over the city
- Mount Oval Village shopping promenade is just a short walk away
- Highly sought after residential development

## | RECEPTION HALLWAY

5.16m x 1.97m (16'9" x 6'4")

A teak front door leads into the reception hallway, which features neutral tiled flooring, one radiator, two light pieces, two power points, under stair storage, an alarm panel and a smoke detector. A door allows access to the guest w.c



## | GUEST W.C

1.45m x 1.42m (4'7" x 4'6")

The guest w.c features a two piece suite, floor and wall tiling, one centre light piece, and one extractor fan.



## | LIVING ROOM

5.02m x 4.15m (16'4" x 13'6")

The spacious main living room has a feature bay window overlooking the front of the property. The room has high quality laminate flooring, marble fireplace with gas fire, attractive décor and colour palette, one radiator cleverly disguised behind a radiator cover, and one centre light piece.



## | FAMILY ROOM

3.29m x 5.65m (10'7" x 18'5")

The superb second living space has tile flooring, one centre light piece, sliding doors leading to the rear patio area, one radiator, four power points. An opening allows access into the kitchen.



## | KITCHEN/DINING

3.8m x 2.9m (12'4" x 9'5")

The kitchen features tile flooring and recessed spot lighting throughout. There are new fitted units at eye and floor level with black granite worktop counter and tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, plumbing for a washing machine and dishwasher, one radiator and four power points. There is one window to the rear which overlooks the garden, and one window to the side. The gas boiler is housed within the kitchen.



## | FIRST FLOOR STAIRS AND LANDING

3.82m x 2.1m (12'5" x 6'8")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, a smoke detector, alarm sensors, a hot press, and one power point.



## | BEDROOM 1

4.35m x 4m (14'2" x 13'1")

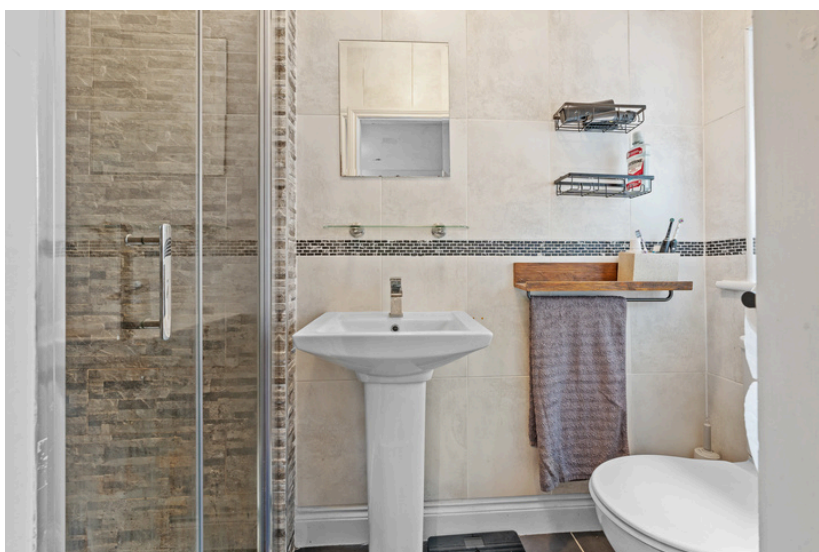
A spacious double bedroom has a feature bay window to the front of the property, high quality laminate flooring, attractive neutral décor, one centre light piece, one radiator, four power points, extensive array of built-in wardrobe units, and a door allowing access to the en suite bathroom.



## | EN SUITE

0.97m x 2.38m (3'1" x 7'8")

The en suite bathroom features a three piece suite including a newly fitted shower, one window to the side of the property, one centre light piece, one extractor fan, and impressive floor and wall tiling.



## | BEDROOM 2

2.97m x 4.03m (9'7" x 13'2")

Another spacious double bedroom has one window to the rear of the property, high quality laminate flooring, attractive neutral décor, built-in wardrobes, one centre light piece, one radiator, two power points.



## | BEDROOM 3

4.22m x 2.3m (13'8" x 7'5")

This double bedroom has one Velux window to the rear, high quality laminate flooring, attractive neutral décor, one radiator, one centre light piece.



## | BATHROOM

1.73m x 2.08m (5'6" x 6'8")

The main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, floor and wall tiling, neutral décor, extractor fan, one centre light piece, one frosted window to the front of the property, and one radiator.



## | SECOND FLOOR STAIRS AND LANDING

2.42m x 1.71m (7'9" x 5'6")

Carpeted stairs lead to the attic conversion.



## | WORK STATION

1.46m x 1.71m (4'7" x 5'6")

This area has a smoke detector, one Velux window, carpet flooring, and one centre light piece.



## | ATTIC ROOM

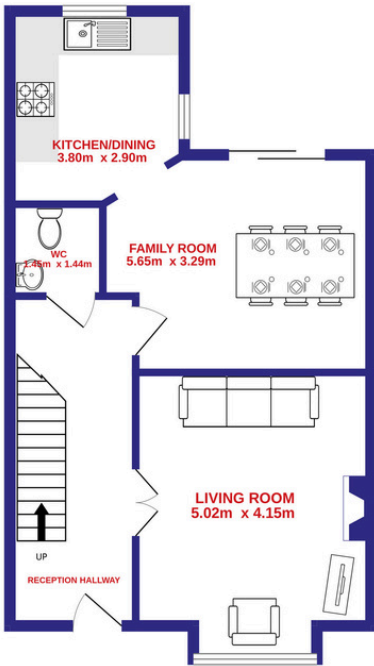
3.88m x 4.43m (12'7" x 14'5")

This spacious and versatile room has two Velux windows, carpet flooring, recessed spot lighting, a smoke detector, two power points, one radiator, and access hatches to the attic.

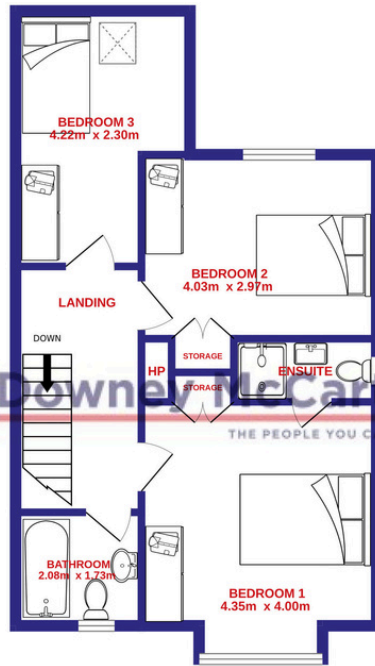


# | FLOOR PLAN

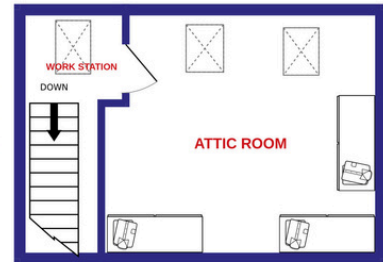
GROUND FLOOR



1ST FLOOR



CONVERTED ATTIC



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## | GARDENS AND EXTERIOR



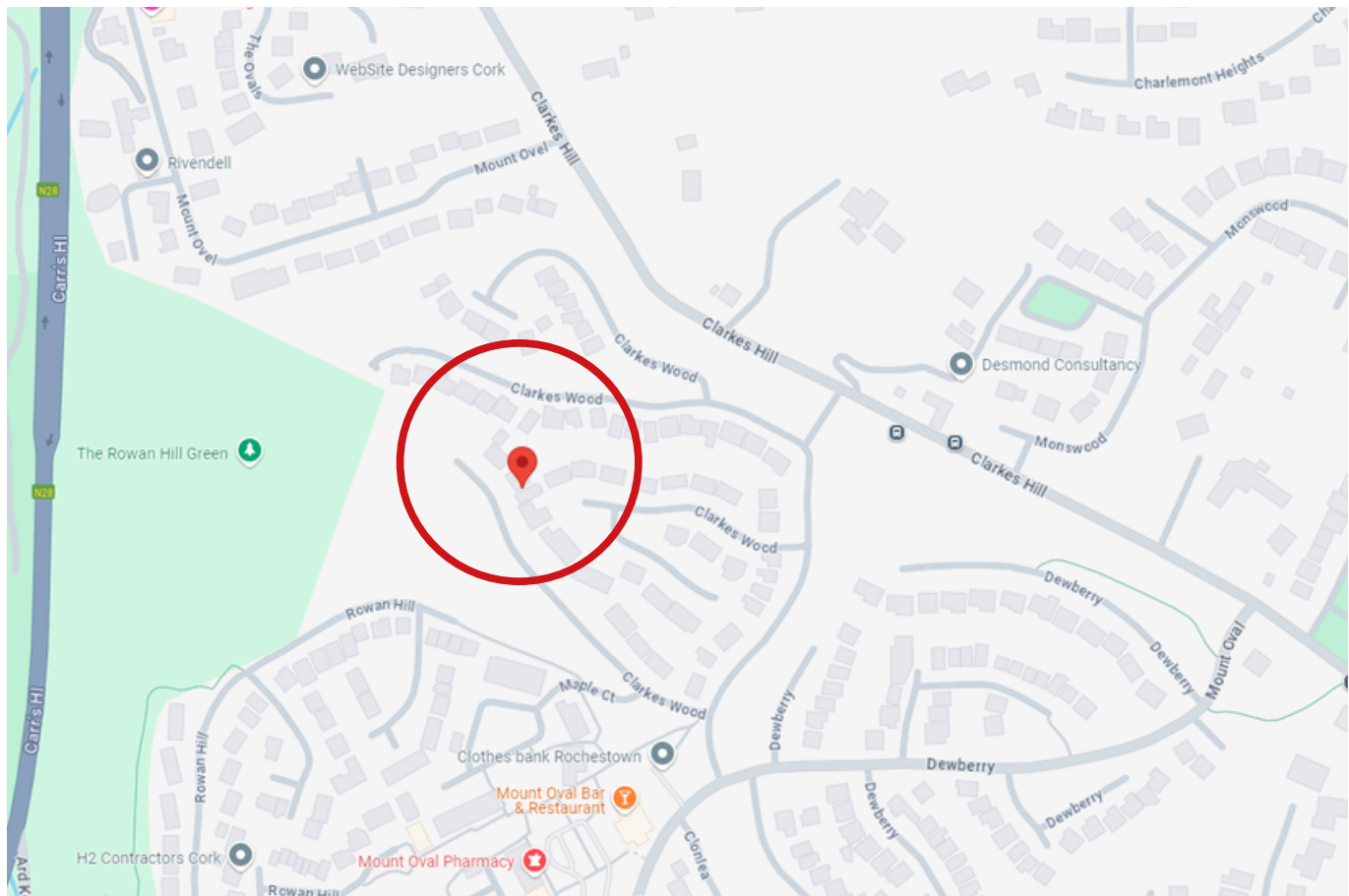
The front of the property is fully enclosed with decorative iron railings. There is a parking space directly to the front of the property. The garden area has a cobbled pathway with mature shrubs and plants throughout. A secure side gate allows access to the rear of the property.

The rear of the property boasts a spectacular private garden. The area is fully enclosed and offers a high level of privacy. There is a superb patio located off the dining area, external double socket, external light, and included as part of the sale is a steel shed which has power points and a light fitting.



## | DIRECTIONS

Please see Eircode T12 DCK3 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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