

92 Clarkes Wood, Mount Oval Village, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this very well-presented one bedroom ground floor apartment situated in the much sought after Mount Oval Village development. The property is located in a quiet part of the estate, close to green areas and all amenities such as supermarket, pharmacy, creche, and bar/restaurant etc.



AMV: €225,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 59.66 Sq. M. / 642 Sq. Ft.
- Built in 2006
- BER C1
- Vacant Possession
- Large double bedroom
- Modern fitted kitchen
- Attractive décor throughout
- Enclosed rear courtyard
- Highly sought after residential development
- Mount Oval Village shopping promenade just a short walk away
- On the 216 bus route
- Ideal first time buy or investment opportunity

| RECEPTION HALLWAY

6.38m x 1.49m (20'9" x 4'8")

A solid door with centre glass panelling allows access into the main reception hallway. The hallway has tile flooring, two light fittings, one radiator, attractive neutral décor, access to a hot press, and solid doors leading to all rooms.



| OPEN PLAN

KITCHEN/DINING/LIVING

6.87m x 4.99m (22'5" x 16'3")

This spacious open plan room has recessed spot lighting, tile flooring, radiator, and double glass doors to the rear of the property which allow access to an enclosed courtyard.



The kitchen has solid fitted units at eye and floor level with worktop counter and tile splashback. The kitchen includes plumbing for a washing machine, space for a fridge freezer, space for an oven/hob/extractor fan, and a stainless steel sink. An open arch allows access to the living/dining area.

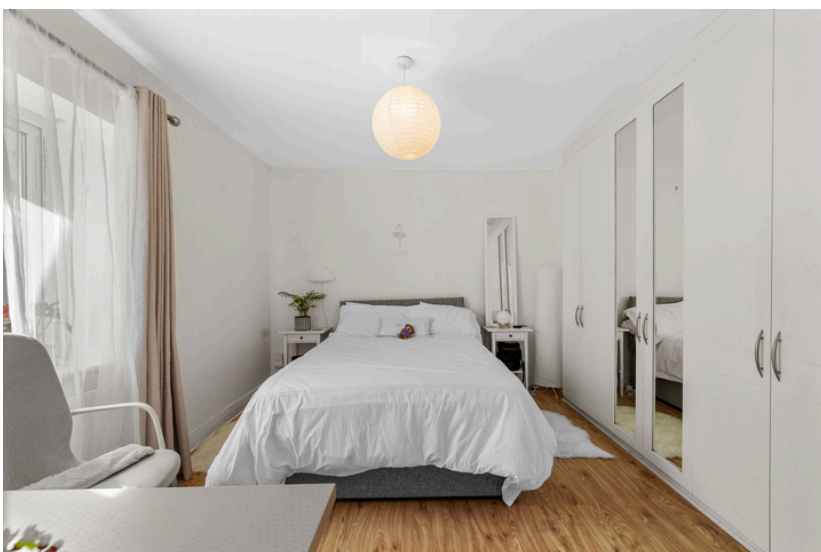
The living/dining area has space for a couch suite, open fireplace, neutral décor, centre light fitting, and built-in units for storage. This area also houses the gas boiler.



| BEDROOM

3.23m x 3.7m (10'5" x 12'1")

This spacious double bedroom has one window to the front of the property, timber flooring, centre light fitting, radiator, attractive neutral décor, and built-in wardrobe units for storage.



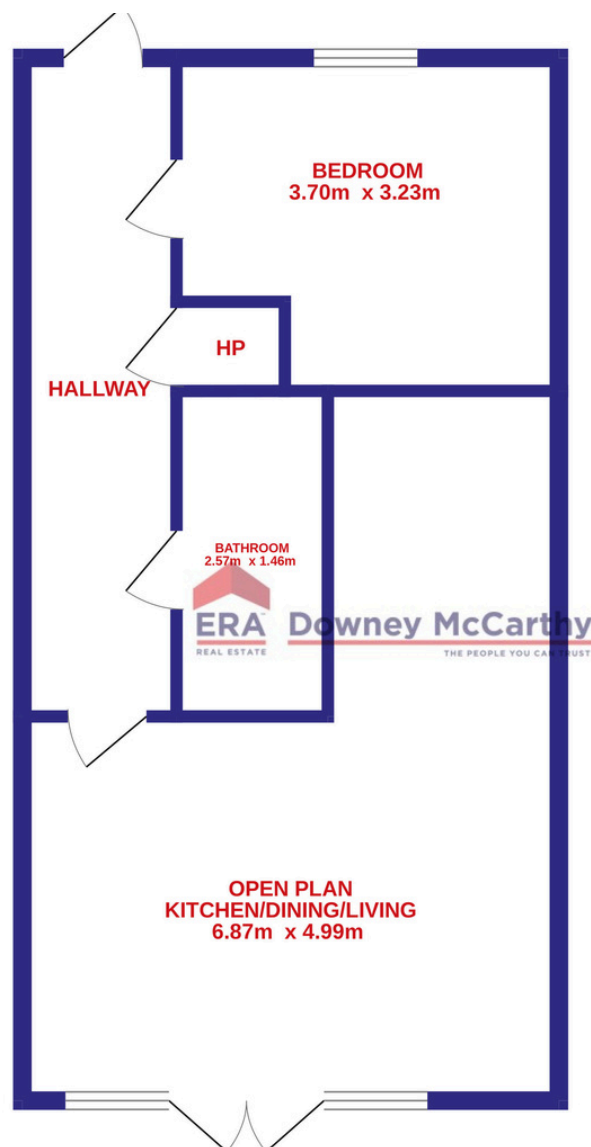
| BATHROOM

2.57m x 1.46m (8'4" x 4'7")

The main family bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, floor and wall tiling, extractor fan, centre light fitting, radiator and neutral décor.

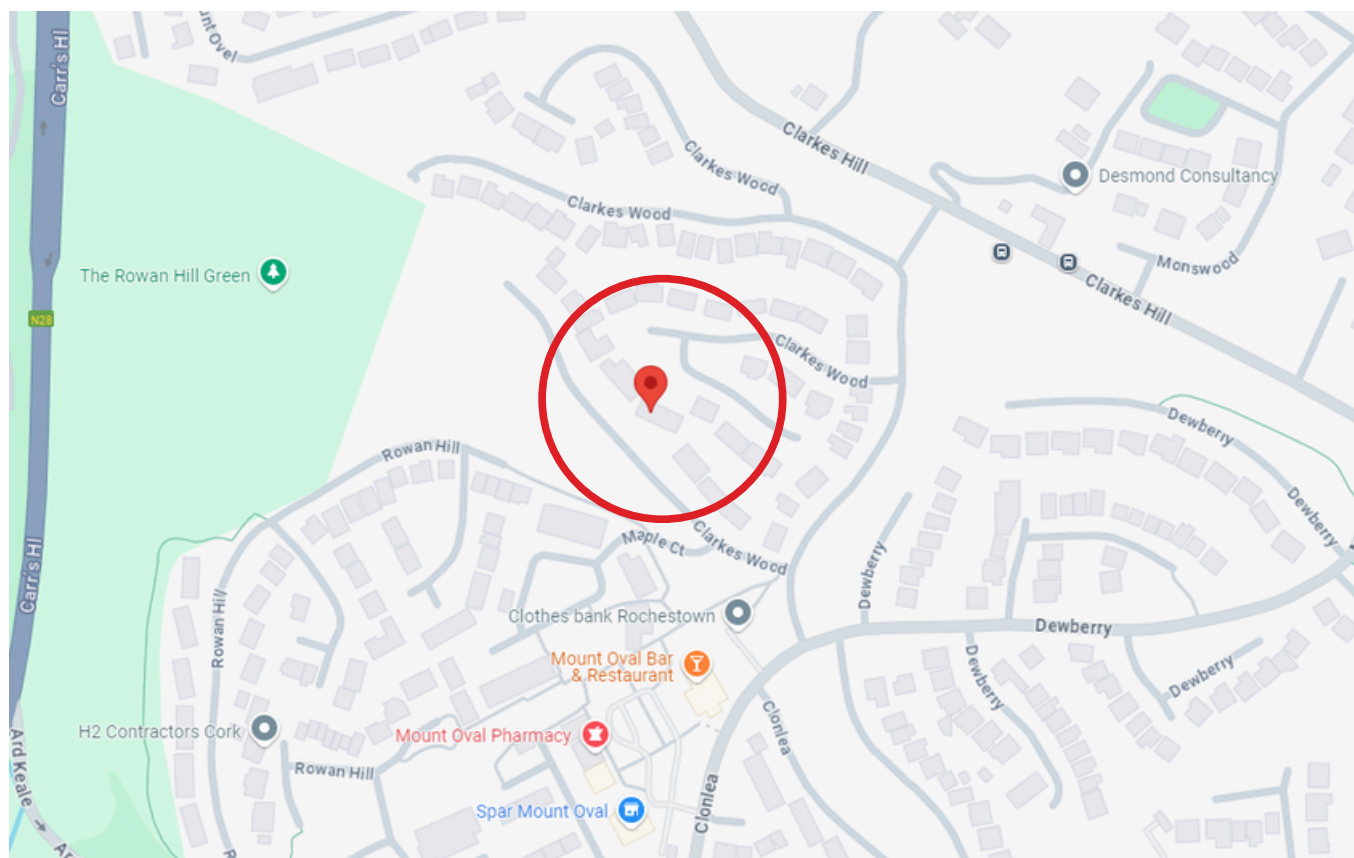


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 TA49 for directions.



| ALL ENQUIRIES TO:



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