



BEAUTIFULLY RENOVATED MODERN 3 BED HOME CLOSE TO CORK CITY CENTRE

NO.34 CLAREVILLE, POULADUFF ROAD, CORK. T12 A2X8

BER C1

savills

No.34 Clareville
For Sale by Private Treaty
CKK190244

- Superb 3 bedroom semi-detached dormer bungalow
- Approx. 86 sq m / 936 sq. ft
- Recently renovated to a very impressive standard
- Private parking and new garden room
- Walking distance from city center (Approx. 1.6km)
- Private cul de sac setting
- Solar Panel for Domestic Water Heating/GFCH/Mains Services/Alarmed.

DESCRIPTION

Savills is delighted to introduce No.34 Clareville, a beautifully presented 3 bed semi-detached property situated in one of Cork City's most sought-after residential locations. This gem is really ahead of the game, being one of the most modern properties in the vicinity having been completely renovated in recent years. This great home provides the perfect opportunity for families and investors alike to buy a truly special property that is within walking distance of the Cork city centre, UCC, CIT and an abundance of other amenities.

Upon arrival, you are greeted with private entrance leading to a large Tarmacadam driveway, with comfortable parking for three cars and front lawn. Stepping inside, from side door access, reveals a large welcoming hallway with a lovely timber flooring. In addition to the stylish guest bathroom and bedroom three, the ground floor consists of an open plan sitting/dining/kitchen oozing with natural southern light and great private garden views. After ascending the stairs of No.34, you will enter two large double bedrooms, again both taking in the warm southern sun. Also, on this floor is the main bathroom and an attic space with the high insulation tank for the solar panel thermal water supply.

The rear garden is not overlooked and provides private, relaxing green space idea for gardening, barbequing and is great for sun worshippers. In the summer of 2018 the vendors installed a superb, fully insulated garden room that can be used for a number of uses including perhaps a home office, kids' den, studio, music practice room, workshop, home gym and much more besides.

There is also a barna style shed to the rear, a gated entrance, exterior tap and lighting.

No.34 was completely renovated in 2011 and has new plumbing, electrics, solar panels for heating the domestic water, insulation,

windows, kitchen, flooring and has been decorated to the highest of standards.

The local area boasts numerous amenities with the Lough nearby, numerous supermarkets, schools, third level institutions, sports clubs and leisure facilities available on your doorstep. While Cork City centre itself is a 15 minute's walk.

Don't delay, arrange your viewing today.

ACCOMMODATION

Entrance Hallway

Spacious reception area with timber flooring, radiator, under stairs storage.

Guest WC

Tiled floor, partially tiled walls, radiator, WC, WHB, light fitting

Open Plan Sitting/Dining Room/Kitchen

This magnificent room has is now open plan allowing back to front light and giving a superb sense of space.

Sitting Room Area

Bright space overlooking the front garden, fully carpeted with an art-deco style ornate fireplace, TV point, curtains, light fitting, radiator.

Dining/Living Room Area

Overlooking the rear garden with a patio door leading to the patio area. Walnut style laminate flooring, fully fitted contemporary kitchen with extractor fan, hob, grill/oven, washing machine, fridge/freezer, dishwasher, blinds, radiator.

Bedroom 3

Large single room overlooking front garden, carpet, blind, light fitting, telephone point, TV point, radiator.

First Floor

Bedroom 1 (Master)

Large double room. Fully carpeted with built-in wardrobes, light fitting, radiator, two south facing velux's and a large west facing window.

Bedroom 2

Large double room. Fully carpeted with built-in wardrobes, light fitting, radiator, two south facing velux's.

Bathroom

Tiled room with WC, WHB with vanity unity, walk in shower, bath, heated towel rail , light fitting.

OUTSIDE

Large garden room (Approx. 145 sq ft) installed in the summer of 2018. This superb addition room is fully insulated with 50mm Kingspan insulation, has plenty of power points, light fittings, double glazing and oodles of potential uses.

The is also a Barna style shed that is approx. 6ft x 8ft, ideal for storing garden tools, etc.

DIRECTIONS

From Cork City centre proceed south towards Elizabeth fort keeping left for Friars Walk. Remain on Friars Walk for approx. 1km, before taking a right at the Marian Pharmacy before Tory Top Park. Take the second left into Clareville estate and no.34 will be on your right. See sign. Eircode T12 A2X8.

Cork City Centre – Approx. 1.1km

UCC – Approx. 1.4km

CIT – Approx. 3.9km

CUH – Approx. 2.5km

BER DETAILS

BER No: C1

BER Number: 102142460

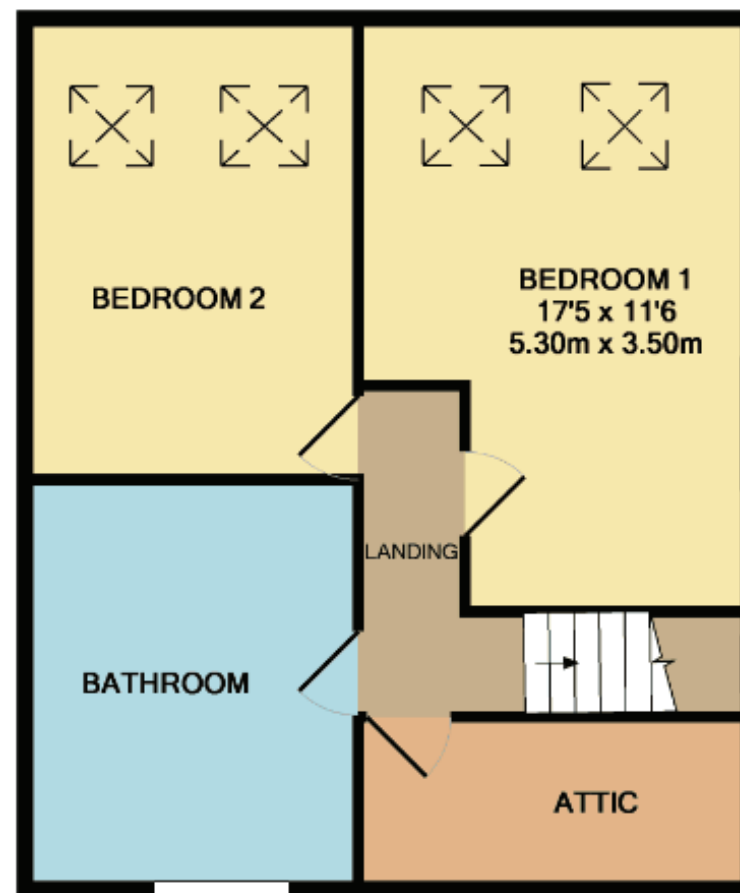
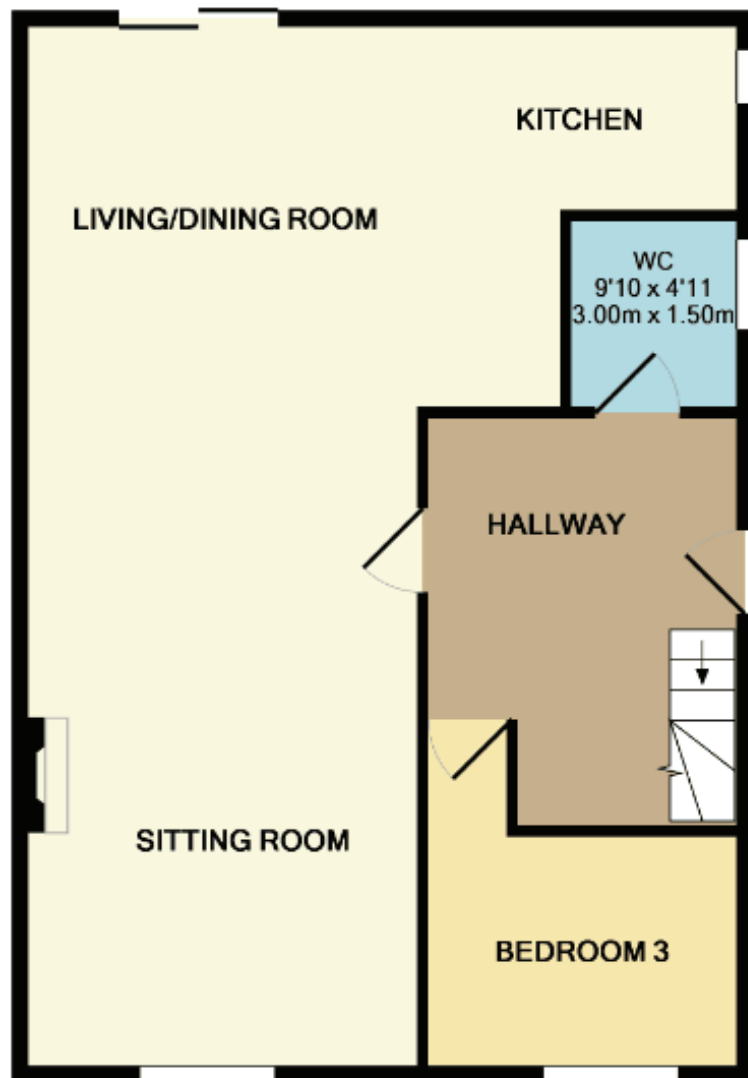
Energy Performance Indicator: 174.78 kWh/m2/yr

VIEWING

By appointment with Savills Cork
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For identification purposes only, not to scale



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