

# For Sale

Asking Price: €425,000

Sherry  
FitzGerald  
O'Donovan



The Sunflowers,  
8 Annabella Court,  
Kennel Hill, Mallow,  
Co. Cork, P51 CX6C

BER B2

[sherryfitz.ie](http://sherryfitz.ie)





This spacious six-bedroom detached house extending to 208 sqm (over 2200 sq ft) boasts a charming dormer design. The property also includes a detached garage providing ample storage space or potential for home office conversion.

Situated in a much sought-after area, this property is ideally positioned for those seeking both convenience and tranquility. A ten-minute walk will take you to Mallow town center ensuring easy access to a range of amenities. Additionally, the property is just a five-minute walk from Mallow train station making it an excellent choice for commuters. It is also within easy access to Cork, Limerick and Killarney.

For nature enthusiasts, the ever-popular River bank walk and Mallow Park are within a stone's throw offering picturesque settings for leisurely strolls or outdoor activities.

Overall, this spacious property would make an ideal family home with its convenient location making it an appealing choice for a variety of buyers.

A viewing comes highly recommended and by appointment only with sole selling agents Sherry FitzGerald O Donovan.

**BER** BER B2, BER No. 101256345





## Special Features & Services

- Gas fire Central heating
- High Energy Rating of B2
- Detached Garage
- Within walking distance of Mallow Town center
- 5-minute walk from Mallow Train Station
- Great commuter Property

## Accommodation

<b>Entrance Hall</b>	<b>4.9m x 1.9m (16'1" x 6'3")</b> Laminate flooring.
<b>Sitting Room</b>	<b>4.63m x 4.6m (15'2" x 15'1")</b> Solid Wood Flooring. Feature bay window. Stove with feature marble surround.
<b>Kitchen/Dining</b>	<b>5.2m x 4.42m (17'1" x 14'6")</b> Tiled Floor & Splash-back. Fully Fitted Kitchen.
<b>Utility Room</b>	<b>2.15m x 3.43m (7'1" x 11'3")</b> Tiled Floor. Fully Fitted units. Plumbed for Washing machine and Dryer. Door to the rear.
<b>Bedroom 1</b>	<b>3.65m x 3.56m (12' x 11'8")</b> Solid Wood Flooring.
<b>Bathroom</b>	<b>3.4m x 3.56m (11'2" x 11'8")</b> Fully tiled, Whb, Bath and Toilet.
<b>Bedroom 2</b>	<b>4.11m x 3.41m (13'6" x 11'2")</b> Wood Flooring.
<b>En-Suite</b>	<b>2.31m x 0.92m (7'7" x 3')</b> Tiled floor. Electric shower and Whb
<b>Bedroom 3</b>	<b>3.83m x 3.6m (12'7" x 11'10")</b> Timber Floor.
<b>Upstairs</b>	
<b>Bedroom 4</b>	<b>3.9m x 6.5m (12'10" x 21'4")</b> Timber Flooring.
<b>Walk In Robe</b>	<b>2.47m x 1.57m (8'1" x 5'2")</b> Timber Flooring.
<b>En-Suite</b>	<b>1.57m x 2.05m (5'2" x 6'9")</b> Timber Floor. Tiled Wall, Shower, Whb and Toilet.
<b>Bedroom 5</b>	<b>3.24m x 3.9m (10'8" x 12'10")</b> Carpet.
<b>Bathroom</b>	<b>2.56m x 1.34m (8'5" x 4'5")</b> Timber Floor. Toilet, Whb and Electric Shower.
<b>Bedroom 6</b>	<b>3.83m x 3.6m (12'7" x 11'10")</b> Timber Floor.







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**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No 003457