

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Donovan



22 The Crescent,
College Wood, Mallow,
Co.Cork., P51 X38X

BER C1

sherryfitz.ie



Sherry FitzGerald O Donovan are delighted to present this exceptional three-bedroom semi-detached residence. Ideally positioned within the popular College Wood development, this home enjoys a prime location overlooking a large green.

No. 22 The Cresnet benefits from a private corner site, offering excellent privacy and outdoor space. The property's layout and condition make it an ideal choice for families, first-time buyers or investors alike. Viewing is highly recommended to truly appreciate all that this superb home has to offer.

Conveniently situated adjacent to Mallow Golf Club and located on the Cork side of Mallow, the property provides easy access to the main N20 Cork–Limerick road. Mallow town centre and a full range of amenities are also within close reach.



Special Features & Services

- Within walking distance of Mallow town centre.
- Facing onto a large green area.
- Great first-time buyer/Investor property
- Gas Fired Central heating

Accommodation

Entrance Hall	1.83m x 5.83m (6' x 19'2") Tiled floor
Guest w.c	1.5m x 0.8m (4'11" x 2'7") Tiled Floor. Whb and Toilet.
Livingroom	3.5m x 5.26m (11'6" x 17'3") Laminate Flooring. Feature bay window. Solid Fuel fire with feature surround.
Kitchen/Dining	5.49m x 4.32m (18' x 14'2") Tiled Flooring. Fully Fitted kitchen with integrated hob and oven. Sliding doors to garden.
Utility Room	1.17m x 1.71m (3'10" x 5'7") Tiled Flooring. Plumbed for washer and Dryer. Door to rear.
Master Bedroom	3.49m x 3.35m (11'5" x 11') Laminate flooring. Fitted Robes.
En-Suite	0.8m x 2.48m (2'7" x 8'2") Fully Tiled. Shower, Whb and Toilet.
Bedroom 2	3.78m x 2.96m (12'5" x 9'9") Laminate Flooring. Fitted robes
Bedroom 3	2.42m x 2.63m (7'11" x 8'8") Laminate Flooring.
Bathroom	2.27m x 1.91m (7'5" x 6'3") Fully Tiled. Whb, Toilet and bath with electric shower.

Garden

Enclosed garden to the rear with ample parking space to the front.

BER BER C1, BER No. 100417831

Directions

In Mallow, cross over Mallow Bridge, take turn to the left for Killavullen(Golf Club), continue for a short distance and you will see the entrance to College Wood on the l.h.s, take first entrance to the left continue straight and you will see the Crescent directly in front of you.





NEGOTIATOR

Michael O'Donovan MIPAV
Sherry FitzGerald O'Donovan
53-54 Main Street, Mallow, Co
Cork
T: 022 42651
E: mallow@sfod.ie

SOLICITOR

sherryfitz.ie

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