

For Sale

Asking Price: €145,000

Sherry
FitzGerald
O'Donovan



Main St, Shanballymore,
Mallow, Co. Cork,
P51 A5XK

BER F

sherryfitz.ie



This charming terraced house expanding to 1150 sq ft in the heart of Shanballymore village offers the quintessential village lifestyle with convenient access to all amenities such as school, pub, church and GAA pitch. Extending to 1150 sq ft and boasting three bedrooms, this delightful home presents enormous potential for customization and expansion.

One of its standout features is the expansive back garden with breathtaking views of the surrounding countryside. Additionally, the presence of an outbuilding offers exciting possibilities, whether it be transformed into a home office, studio or workshop.

The area has an abundance of activities to choose from such as kayaking on the nearby Blackwater, hiking or mountain biking in the surrounding Ballyhouras and also Annesgrove Gardens together with Doneraile Park in close proximity.

Located less than 6km from Kildorrery, a 20-minute drive from both Mallow and Fermoy town.

A viewing of this property comes highly recommended and by appointment only.



Special Features & Services

- Mains Water/Sewage
- OFCH
- Double Glazed Windows
- Large Rear Garden
- Outbuildings with potential of conversion
- 20 mins from both Mallow and Fermoy

Accommodation

Front Porch	1.66m x 2.55m (5'5" x 8'4") Solid Wood Flooring.
Entrance Hall	Wood Flooring. Radiator. Under Stair Storage.
Living Room	3.08m x 3.77m (10'1" x 12'4") Carpet. Feature Fireplace. Fitted for a stove. Cornicing to ceiling.
Bedroom 1	2.23m x 3.17m (7'4" x 10'5") Lino Flooring. Feature Fireplace.
Back Hallway	1.07m x 1.93 (3'6" x 1.93) Tiled Floor. Door to Rear. Fitted units for storage.
Kitchen	4.41m x 3.43m (14'6" x 11'3") Tiled Floor and splash-back. Fully Fitted Kitchen. Range.
Back Kitchen	2.03m x 2.82m (6'8" x 9'3") Tiled Floor and Splashback. Fully Fitted Kitchen with sink.
Utility Room	2.39m x 0.83m (7'10" x 2'9") Tiled Floor. Plumbed for washing machine and Dryer.
Shower Room	2.39m x 1.89m (7'10" x 6'2") Lino Flooring. Electric Shower, Whb and Toilet.
Upstairs	
Bedroom 2	3.13m x 3.08 (10'3" x 3.08) Carpet. Fitted Robes.
Bedroom 3	3.23m x 2.29m (10'7" x 7'6") Lino Flooring. Whb.
Toilet	2.11m x 2.70m (6'11" x 8'10") Carpet. Toilet.

BER BER F, BER No. 117397950





NEGOTIATOR

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SOLICITOR

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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.
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