

# For Sale

Asking Price: €395,000

**Sherry  
FitzGerald**  
O'Donovan



10 Meadowlands,  
College Wood, Mallow,  
Co. Cork, P51RC2Y

**BER** B3

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





This stunning detached property offers spacious and versatile living, featuring four bedrooms, two of which are en suite. Beautifully maintained to a high standard by its current owners, it is truly a turnkey home. The welcoming sitting room boasts elegant herringbone flooring and a solid fuel stove, creating a cosy yet stylish atmosphere. A large kitchen and dining area forms the heart of the home complete with granite worktops and a striking feature breakfast bar. Off the kitchen, a generously sized utility room provides additional convenience. The ground floor also includes a second reception room, currently used as a home office and gym, which could easily serve as a fifth bedroom if desired



Outside, the property benefits from a spacious, landscaped garden with a patio area lined with mature trees and hedgerow offering both privacy and charm. Ideally located within walking distance of Mallow town centre, the home is close to both primary and secondary schools, and is situated directly opposite Mallow Golf and Tennis Club. Mallow train station is just minutes away, as are the ever-popular Riverbank Walk and the historic Mallow Castle. This is an exceptional family home that truly has it all.

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





### Special Features & Services

- Within walking distance of Mallow Town centre.
- Fully Alarmed
- Stira to attic
- Mature landscaped rear garden
- Qualifies for Green Mortgage
- New boiler installed recently
- Turn-key condition
- Gas Fired Central Heating

### Accommodation

**Entrance Hall** 5.09m x 2.10m (16'8" x 6'11"): Tiled Flooring. Closet for coats.

**Guest w.c** 1.50m x 0.81 (4'11" x 0.81): Tiled Flooring, Whb and Toilet.

**Office/Gym** 5.21m x 2.80m (17'1" x 9'2"): Lino Tilled Flooring

**Living Room** 5.80m x 3.59m (19' x 11'9"): Laminate Herring Bone effect flooring. Marble fireplace with solid fuel stove insert. Feature bay window.

**Kitchen Dining Room** 5.61m x 6.70m (18'5" x 22'): Tiled Flooring. Recessed Lighting. Fully Fitted kitchen with granite worktops, integrated hob and double oven. Feature breakfast bar. Double doors to garden.

**Utility Room** 1.92m x 2.78m (6'4" x 9'1"): Tiled Flooring, Fully Fitted units. Plumbed for washing machine and dryer. Door to rear.

**Landing** 2.83m x 3.10m (9'3" x 10'2"): Carpet. Hot press. Stira to attic.

**Bedroom 1** 3.21m x 3.51m (10'6" x 11'6"): Carpet. Fitted Robe.

**En-Suite** 0.88m x 2.50m (2'11" x 8'2"): Fully Tiled, Whb, Shower and Toilet.

**Bedroom 2** 4.02m x 5.47m (13'2" x 17'11"): Carpet. Fitted robes.

**En-Suite** 0.91m x 2.50m (3' x 8'2"): Fully Tiled, Whb, Shower and Toilet.

**Bedroom 3** 4.92m x 2.78m (16'2" x 9'1"): Carpet.

**Bedroom 4** 2.31m x 3.10m (7'7" x 10'2"): Carpet. Fitted Robe.

**Bathroom** 1.93m x 2.03m (6'4" x 6'8"): Fully Tiled. Bath with shower, Whb and Toilet.

**BER** BER B3, BER No. 112261730







---

**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](http://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