

# For Sale

Asking Price: €555,000

Sherry  
FitzGerald  
O'Donovan



Stoneleigh House,  
Old Cork Road, Mallow,  
Co. Cork, P51V9DC

BER A2

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



Built in 2022, this A rated stunning detached property is situated in the heart of Mallow town. Architecturally designed and finished to a very high standard by its current owners the house exudes meticulous attention to detail throughout. This turn-key property offers an exceptional opportunity to move into the center of Mallow town without the hassle of extensive preparations—just unpack your bags and move in.

The house features a large landing window that floods the interior with natural light enhancing its airy and inviting atmosphere. The modern kitchen and dining area are equipped with sliding doors that open onto a west-facing patio ideal for enjoying those long Summer evenings. Additionally, there is a garden room with versatile potential, perfect for use as a home office or gym. Extending to just over 2000 sq ft this impressive family home includes four double bedrooms, two of which are en suite with one located on the ground floor for added convenience. This spacious turn key property would make an ideal family home.

Located on the Cork Road within walking distance of all amenities including train station, Mallow Primary Healthcare, SuperValu, Aldi, Primary & Secondary Schools to name a few. It is within easy access to the Cork/Limerick Road making it an ideal commuter property.



## Special Features & Services

- 25 sqm Garden room/home office.
- Electric Gated entrance.
- Air to water heating/ A2 Rated
- Underfloor heating on the ground floor
- Stira to attic which is partially floored
- Fully Alarmed
- Electric Car charger
- External taps and sockets
- USB sockets throughout the property

## Accommodation

|                       |                                                                                                                                                                                                                    |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Entrance Hall</b>  | Wood effect tiled flooring. Recessed lighting. Understair storage.                                                                                                                                                 |
| <b>Guest W.C</b>      | <b>1.5m x 2.3m (4'11" x 7'7")</b><br>Fully Tiled. Whb with vanity unit. Toilet.                                                                                                                                    |
| <b>Kitchen/Dining</b> | <b>6m x 3.43m (19'8" x 11'3")</b><br>Harrow bone tiled flooring. Fully Fitted Kitchen with stone work tops, integrated induction hob and oven. Feature breakfast counter. Sliding doors to west facing patio area. |
| <b>Utility Room</b>   | <b>2.3m x 1.95m (7'7" x 6'5")</b><br>Tiled flooring. Fully Fitted units. Plumbed for washing machine and dryer. Door to rear.                                                                                      |
| <b>Living Room</b>    | <b>4.2m x 4.2m (13'9" x 13'9")</b><br>Harrow bone tiled flooring. Feature built in media unit with electric fire.                                                                                                  |
| <b>Bedroom 1</b>      | <b>4.2m x 3.1m (13'9" x 10'2")</b><br>Wood effect tiled flooring.                                                                                                                                                  |
| <b>En-Suite</b>       | <b>2.5m x 1.95 (8'2" x 1.95)</b><br>Fully Tiled. Wash hand basin with vanity unit. Feature Led mirror. Shower.                                                                                                     |
| <b>Walk In Robe</b>   | <b>1.5m x 1.3m (4'11" x 4'3")</b><br>Fitted with shelving.                                                                                                                                                         |
| <b>Landing</b>        | Carpet. Recessed lighting. Walk in hotpress with fitted shelving.                                                                                                                                                  |
| <b>Bedroom 2</b>      | <b>4.2m x 4.1m (13'9" x 13'5")</b><br>Carpet                                                                                                                                                                       |
| <b>En-Suite</b>       | <b>2m x 2.2m (6'7" x 7'3")</b><br>Fully Tiled. Whb with vanity unit. Shower.                                                                                                                                       |
| <b>Bedroom 3</b>      | <b>4.2m x 4m (13'9" x 13'1")</b><br>Carpet. Dual aspect.                                                                                                                                                           |
| <b>Bedroom 4</b>      | <b>4.2m x 3.1m (13'9" x 10'2")</b><br>Carpet.                                                                                                                                                                      |
| <b>Bathroom</b>       | <b>2.4m x 2.3m (7'10" x 7'7")</b><br>Fully tiled. Whb with vanity unit. Free standing bath tub with feature free standing tap. Dual shower. Toilet.                                                                |





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**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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