

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Donovan



Ballinvuskig, Mallow,
Co. Cork, P51AE63

BER B1

sherryfitz.ie



Built in 2005 this stunning detached house extends to over 2,500 sq ft and offers an impressive 5 to 6 bedrooms with three en-suites for added convenience. With two to three reception rooms, there's ample space that can be easily adapted for a home office/playroom or gym making this an ideal family home. The property features a newly added conservatory off the kitchen/dining area, perfectly positioned to soak up the evening sun and showcase the breathtaking views of the surrounding countryside. A BER of B1 indicates that the property is highly energy efficient appealing to environmentally conscious buyers leading to lower utility bills. Lovingly maintained by its current owners, this home is in pristine turn-key condition – ready for you to unpack and move in. Set on a beautifully landscaped 0.6-acre site, the grounds boast mature gardens, a tarmac driveway, detached garage and the added privacy and security of electric gates. This is an exceptional home that combines luxury, comfort and a peaceful countryside setting. Situated less than a 5-minute drive from Mallow town centre and Mallow golf course, this property offers the perfect blend of rural tranquility and convenience. Just under 5km from the Cork/Limerick N20 and a 35 minute commute to Cork city making this an ideal commuter property. Outdoor enthusiasts will love its proximity to the popular Nagle Mountain walk and Fiddane Wood Loop ideal for scenic hikes and nature lovers.



Special Features & Services

- Set on a mature 0.6 acre site
- Large detached Garage and Shed
- Electric gates
- All white goods included.
- Ber B1-qualifies for a green mortgage
- OFCH
- 5 minutes from Mallow town centre
- 35 mins to Cork/ideal commuter property
- Turn-key condition

Accommodation

Porch 2.33m x 1.43m (7'8" x 4'8"): Tiled Floor.

Entrance Hall 5.15m x 2.73m (16'11" x 8'11"): Laminate Flooring.

Living Room 4m x 5.02m (13'1" x 16'6"): Laminate Flooring. Solid Fuel stove insert with marble feature surround. Dual aspect.

Kitchen Dining Room Tiled floor. Fully Fitted kitchen with Quartz worktop. Rangemaster stove. Feature island. Double doors to conservatory.

Utility Room 1.78m x 2.6m (5'10" x 8'6"): Tiled Floor. Fully Fitted units with sink. Quartz worktop. Door to rear.

Conservatory 4m x 3.5m (13'1" x 11'6"): Tiled Floor.

Office 3.6m x 3.38m (11'10" x 11'1"): Laminate Flooring. Feature fireplace with electric stove insert.

Master Bedroom 4.91m x 3.63m (16'1" x 11'11"): Laminate Flooring. Fitted Robes.

En-Suite 1.45m x 2.25m (4'9" x 7'5"): Fully Tiled. Sink with vanity. Electric shower and Toilet.

Bedroom 2 3.44m x 3.35m (11'3" x 11'): Laminate Flooring. Double doors to rear.

Bathroom 3.53m x 2.11m (11'7" x 6'11"): Fully Tiled. Sink with vanity. Bath, separate shower, toilet and bidet.

Landing 5.6m x 2.49m (18'4" x 8'2"): Carpet.

Bedroom 3 5.63m x 4m (18'6" x 13'1"): Laminate flooring. Dual aspect.

En-Suite 2.37m x 1.8m (7'9" x 5'11"): Tiled Floor. Electric Shower. Whb with vanity, Toilet. Fitted shelves.

Bedroom 4 3.95m x 3.82m (13' x 12'6"): Laminate Flooring.

Bedroom 5 4.67m x 5.62m (15'4" x 18'5"): Laminate Flooring. Sliding Robes. Dual aspect.

En-Suite 2.37m x 1.77m (7'9" x 5'10"): Tiled Floor, Electric shower, whb with vanity and toilet.





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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