

For Sale

Asking Price: €385,000

**Sherry
FitzGerald**
O'Donovan



Hillview, Lisnagoorneen,
Castletownroche, Mallow,
Co. Cork, P51 PY86

sherryfitz.ie

BER B2



Sherry FitzGerald O'Donovan are delighted to present "Hillview" to the market.

Set on a spacious 0.8-acre site and extending to 3,085 sq ft, Hillview has everything that any purchaser may need. Originally built in 2002 (later extended in 2010), the property has recently undergone an upgrade with newly fitted kitchen, newly upgraded bathrooms, flooring and many other extra features which can be seen on appointment.

There is a generous one-bedroom granny plat incorporated within the main dwelling with its own separate access and a large 550 sq ft garage (excluding loft) with double roller shutter door is a DIY enthusiasts' dream. The garden is well maintained and benefits from mature trees and shrubs, a dry limestone entrance wall with custom made Dennehy Engineering gates. Location is excellent with Fermoy & Mitchelstown only 12km while Mallow is some 20km drive. Nearby villages Glanworth (4km) and Castletownroche (6km) and Kildorrery (7km) offer a wide range of amenities. Mountain Biking/Hiking on the Ballyhoura's, Doneraile Park, kayaking on the Blackwater, Annesgrove Gardens are just some local amenities within a stone's throw of Hillview. All in all, this is a superb family home in superb walk-in condition which offers a little more than most with its granny flat, spacious living and attractive garage.

Special Features & Services

- Turn-Key condition
- Set on a large 0.8 site
- OFCH (combi boiler)
- Large detached garage
- Three outside taps
- Outside CCTV system with LED security lighting
- Dennehy engineered gates
- Attached Granny Flat/Annex



Viewing by appointment comes highly recommended.

Accommodation

Entrance Hall **5.6m x 2.1m (18'4" x 6'11")**
Laminate Flooring.

Living Room **4.6m x 4.3m (15'1" x 14'1")**
Solid Wood Floor. Feature bay window.
Solid Fuel fireplace with feature surround. Double doors to hallway.

Shower room **1.7m x 2.4m (5'7" x 7'10")**
Fully tiled. Whb, Toilet and Electric shower.

Bedroom 1 **3.6m x 3m (11'10" x 9'10")**
Laminate wood flooring.

Kitchen/Dining **6m x 4.3m (19'8" x 14'1")**
Newly Fitted kitchen. Laminate Flooring.
Tiled splash back. Integrated fridge freezer, hob, and oven. Stove with feature stone surround. Recessed lighting.

Utility Room **3.7m x 2.1 (12'2" x 2.1)**
Laminate Flooring. Door to Rear.

Office/Laundry **3.7m x 5.2m (12'2" x 17'1")**
Laminate Flooring. Plumbed for washing machine and dryer.

Master Bedroom **6.6m x 6.1m (21'8" x 20')**
Solid wood Flooring. Dual aspect.

Walk in wardrobe **5.5m x 3.2m (18'1" x 10'6")**
Laminate Flooring.

En-Suite **3.1m x 2.7m (10'2" x 8'10")**
Fully Tiled, Whb, Toilet and Electric Shower.

Bedroom 3 **4.3m x 3.8m (14'1" x 12'6")**
Laminate Flooring.

Bedroom 4 **5.6m x 3.7m (18'4" x 12'2")**
Laminate Flooring.

En-Suite **2m x 2.1m (6'7" x 6'11")**
Fully Tiled. Toilet and Shower.

Bathroom **2.7m x 2.7m (8'10" x 8'10")**
Fully Tiled. Whb, Toilet, Bath with separate shower.

Granny Flat

Kitchen/Living Room **6.1m x 4m (20' x 13'1"):**
Fully Fitted Kitchen. Tiled splash-back. Stove. Double doors to garden.

Bedroom **5.6m x 3.7 (18'4" x 3.7)**
Carpet.

Shower Room **3.4m x 1.9m (11'2" x 6'3")**
Fully Tiled. Shower, Why and Toilet.

Garage **7.1m x 7.1m (23'4" x 23'4")**
Double Roller Shutter Doors. Loft with Velux windows. Pedestrian door.

BER BER B2, BER No. 117238006



Directions: P51 PY86



















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