

# For Sale

Asking Price: €260,000

**Sherry  
FitzGerald**  
O'Donovan



1 Beechside, Summerhill,  
Mallow, Co Cork  
P51FD9X

**BER** C2

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





Beautifully maintained three bedroomed semi-detached residence perfectly positioned adjacent to schools, shops and all other amenities.

There is a large enclosed garden to the rear with generous side access area and garden shed.

The location of this property offers quick and easy access to main Cork road.

Excellent condition throughout



### Special Features & Services

- GFCH
- PVC Windows & Doors
- Concrete Fencing
- Wrought Iron Side Gate

### Accommodation

<b>Entrance Hall</b>	<b>4.45m x 2.3m (14'7" x 7'7")</b> Timber floor, Radiator
<b>Guest WC</b>	<b>1.68 x 1m (1.68 x 3'3")</b> Toilet. WHB. Radiator. Window.
<b>Living Room</b>	<b>4.72m x 3.8m (15'6" x 12'6")</b> Timber floor. Marble fireplace with timber surround. Bay window. Radiator. TV point.
<b>Kitchen/ Dining</b>	<b>4.37m x 3.8m (14'4" x 12'6")</b> Tiled floor. Kitchen units with tiled splashback. Radiator. Patio doors. TV point. Window.
<b>Utility Room</b>	<b>2.54m x 1.7m (8'4" x 5'7")</b> Tiled floor. Plumbed for washing machine. Window.
<b>Landing</b>	<b>2.29m x 3.7m (7'6" x 12'2")</b>
<b>Bedroom 1</b>	<b>3.89m x 3.28m (12'9" x 10'9")</b> Timber floor. Radiator. Window.
<b>En-Suite</b>	<b>2.46m x 0.94m (8'1" x 3'1")</b> Fully tiled. Shower. Wc., whb. Mirror & Accessories
<b>Bedroom 2</b>	<b>3.68m x 3.35m (12'1" x 11')</b> Timber floor. Radiator. Window
<b>Bedroom 3</b>	<b>2.24m x 2.51m (7'4" x 8'3")</b> Window. Radiator
<b>Bathroom</b>	<b>1.73m x 2.2m (5'8" x 7'3")</b> Fully tiled. Bath. Wc., whb. Mirror & accessories. Window. Radiator.

**BER** C2, BER No. To be confirmed

**Directions:** Eircode P51 FD9X







#### NEGOTIATOR

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