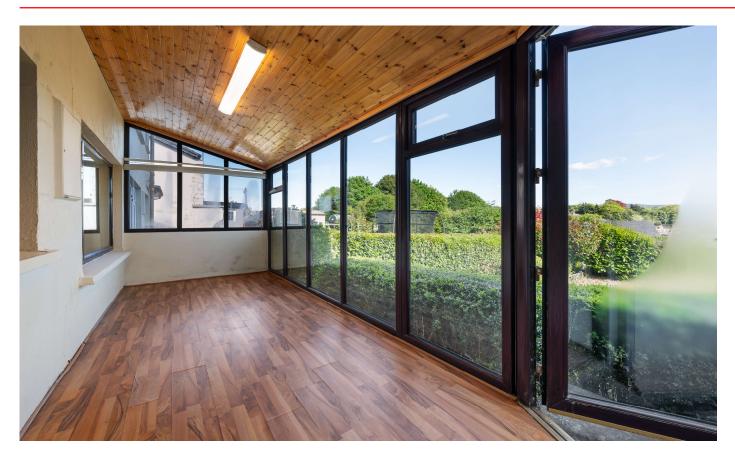
## For Sale

Asking Price: €245,000





3 The Alders, Mallow, Co Cork., P51Y28D



Nestled in a peaceful and private cul-de-sac of just ten homes, this impressive 3 to 4-bedroom semi-detached property offers a rare opportunity to acquire a home in a prime location. Situated less than 500 meters from Mallow town center, it is within easy walking distance of schools, shops, restaurants, pharmacies and all essential amenities.

For commuters, the property is ideally located approximately 500 meters from Mallow Train Station, providing quick and convenient access to Cork City and beyond.

While the property would benefit from modernization, it presents a fantastic opportunity for the new owner to personalize and enhance the home to their own taste. The spacious layout includes a sunroom that boasts stunning views over Mallow town and the picturesque Nagle Mountains. The south-facing garden offers plenty of natural light and is perfect for enjoying sunny days in a tranquil setting.

This home offers tremendous potential in a sought-after location. A viewing comes highly recommended with sole selling agents Sherry FitzGerald O Donovan.





## Special Features & Services

- Within walking distance to Mallow town center & Train station.
- South-Facing Garden with stunning views.
- Huge potential-great first-time buyer or investment property.
- OFCH

## Accommodation

Entrance Hall 3.12m x 1.8m (10'3" x 5'11")

Carpet

Living Room 7.29m x 3.73m (23'11" x 12'3")

Carpet, Solid Fuel fire with feature stone

surround. Dual aspect.

Dining Room 3.30m x 2.90m (10'10" x 9'6")

Carpet.

Kitchen 4.48m x 3.45m (14'8" x 11'4")

Carpet. Fully Fitted kitchen. Plumbed for washing machine. Door to Sun room.

Sun Room 5.67m x 2.08m (18'7" x 6'10")

Laminate Flooring. Door to rear.

Guest w.c 2.45m x 1.26m (8' x 4'2")

Laminate Flooring. WHB and Toilet.

Bedroom 4 2.87m x 3.45 (9'5" x 3.45)

Carpet.

Upstairs

Bedroom 1 3.22m x 3.56m (10'7" x 11'8")

Carpet. Fitted shelving and desk. Walk I

n storage cupboard.

Bedroom 2 3.31m x 3.29m (10'10" x 10'10")

Carpet. Fitted Robes. Walk in storage

cupboard.

Bedroom 3 2.26m x 2.47m (7'5" x 8'1")

Carpet. Fitted Robe.

Bathroom 2.26m x 1.8m (7'5" x 5'11")

Fully Tiled, Walk in shower, Whb and

Toilet.







BER BER C2, BER No. 102907748





**NEGOTIATOR** 

Michael O'Donovan MIPAV Sherry FitzGerald O'Donovan 53-54 Main Street, Mallow, Co Cork

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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