

# For Sale

Asking Price: €245,000

**Sherry  
FitzGerald**  
O'Donovan



3 The Alders,  
Mallow,  
Co Cork., P51Y28D

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





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

<b>Entrance Hall</b>	<b>3.12m x 1.8m (10'3" x 5'11")</b> Carpet
<b>Living Room</b>	<b>7.29m x 3.73m (23'11" x 12'3")</b> Carpet, Solid Fuel fire with feature stone surround. Dual aspect.
<b>Dining Room</b>	<b>3.30m x 2.90m (10'10" x 9'6")</b> Carpet.
<b>Kitchen</b>	<b>4.48m x 3.45m (14'8" x 11'4")</b> Carpet. Fully Fitted kitchen. Plumbed for washing machine. Door to Sun room.
<b>Sun Room</b>	<b>5.67m x 2.08m (18'7" x 6'10")</b> Laminate Flooring. Door to rear.
<b>Guest w.c</b>	<b>2.45m x 1.26m (8' x 4'2")</b> Laminate Flooring. WHB and Toilet.
<b>Bedroom 4</b>	<b>2.87m x 3.45 (9'5" x 3.45)</b> Carpet.
<b>Upstairs</b>	
<b>Bedroom 1</b>	<b>3.22m x 3.56m (10'7" x 11'8")</b> Carpet. Fitted shelving and desk. Walk in storage cupboard.
<b>Bedroom 2</b>	<b>3.31m x 3.29m (10'10" x 10'10")</b> Carpet. Fitted Robes. Walk in storage cupboard.
<b>Bedroom 3</b>	<b>2.26m x 2.47m (7'5" x 8'1")</b> Carpet. Fitted Robe.
<b>Bathroom</b>	<b>2.26m x 1.8m (7'5" x 5'11")</b> Fully Tiled, Walk in shower, Whb and Toilet.

**BER** BER C2, BER No. 102907748







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#### NEGOTIATOR

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#### SOLICITOR

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

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