

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
McDermott



21 Wolseley Village, Tullow, Co. Carlow, R93 E275

BER C2

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Wolseley Village is a private gated landscaped residential development adjacent to the renowned Mount Wolseley Hotel, Golf and Leisure complex. Within walking distance of Tullow town centre, local schools and recreational amenities, 21 Wolseley Village is a much-loved owner-occupied home presented to the market in pristine condition.

Its boasts include double parking, a landscaped patio garden, a modern upgraded interior, some high-spec fixtures, fittings and effects. Every comfort, convenience and tranquil living are ensured.

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Special Features & Services

- Location
- Oil heating
- Double glazing
- Private and communal garden amenities
- Built 1999

Accommodation

Entrance Hall 5.169 (17')m x 1.342 (4'5")m & 1.903 (6'3")m: Laminated wooden flooring. Carpeted stairwell. Coving and centre rose. Phone and alarm point. Cloak press.

Guest W.C. 1.983m x 1.739m (6'6" x 5'8"): Toilet and sink. Tiled floor and walls. Extractor hood.

Lounge 5.118m x 3.745m (16'9" x 12'3"): Feature wood/wrought iron fireplace. Coving and centre rose. Picture window. Blinds. Laminated wooden flooring. Glass door to hall and Kitchen/diner.

Kitchen Dining Room 5.761m x 6.092m (18'11" x 20'): Fitted floor and wall units. Counter/breakfast var. Tiled splashback. Integrated appliances. Laminated wooden flooring. Coving and centre lights. Under stair storage. Sliding patio door to garden. Wooden blind.

Landing 4.223m x 1.894m (13'10" x 6'3"): Carpeted. Coving. Airing press.

Bedroom 1 4.925m x 4.003m (16'2" x 13'2"): Fitted double wardrobe. Coving and centre light. Picture window. Curtains, pole and blind.

En-Suite 1.488m x 2.342m (4'11" x 7'8"): Toilet. Vanity sink unit. Wall mounted storage press. Cubicle shower. Heated towel rail. Tiled floor and walls. Lit circular wall mirror. Ships window.

Bedroom 2 3.712m x 3.103m (12'2" x 10'2"): Carpeted. Coving and centre rose. Curtain., pole and blind.

Bedroom 3 4.199m x 3.070m (13'9" x 10'1"): Coving and centre rose. Stira stairs to partly floored and shelved attic. Curtains, pole and blind.

Bathroom 4.071m x 1.810m (13'4" x 5'11"): Toilet. Vanity sink unit. Cubicle shower. Wall mirror. Tiled floor and walls. Heated towel rail.

BER BER C2, BER No. 118412584

Directions

From town centre, follow eircode R93 E275.





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.

PSRA Registration No. 001945