

For Sale

Asking Price: €448,950

**Sherry
FitzGerald**
McDermott



Ballyduff, Tobinstown, Tullow, Co Carlow, R93 XF22

BER C1

sherryfitz.ie



On a generous 0.75 acre site, this deceptively spacious dormer residence is light-filled, quirky in lay-out and most comfortable throughout.

Views are amazing from all sides, gardens are mature and private.

Heating is oil fired; it is double glazed and presented in showhouse/turn-key condition.

BER BER C1, BER No. 101355154

Directions

Follow eircode R93 XF22.



Special Features & Services

- Quality fixtures and fittings included.
- Monitored sensor alarm
- EV charger.

Accommodation

Entrance Hall 8.167 (26'10")m x 0.976 (3'2")m & 7.575 (24'10")m x 2.443 (8')m: Tiled floor. Polished Oak stairwell. Pine ceiling. Bracket & centre lights. Curtains and pole. Airing press. Under stair storage.

Lounge 3.636m x 4.793m (11'11" x 15'9"): Feature pine/wrought iron fireplace. Pine ceiling. Centre light. Curtain and pole.

Bathroom 3.607m x 2.911m (11'10" x 9'7"): Toilet. Sink. Bath. Bidet. Tiled floor and wall.

Office 3.748m x 3.833m (12'4" x 12'7"): Laminated wooden flooring. Blind.

Garage 3.792m x 3.197m (12'5" x 10'6"): Up and over electric door.

Play Room/Bedroom 5 5.312m x 3.066m (17'5" x 10'1"): Laminated wooden flooring. Curtain rails. Pine ceiling. French doors to patio.

Living Room cum Kitchen/Diner 9.457m x 4.839m (31' x 15'11"): Hand sculpted stone fireplace with solid fuel stove. Coving and centre rose. Laminated wooden flooring. Curtains and pole. Steps to Kitchen/Diner; Fitted floor and wall units. Integrated appliances. Tiled floor and splashback. Canopy lights.

Utility Room 1.930m x 2.429m (6'4" x 8'): Counter unit. Wall unit. Plumbing.

Landing 2.009m x 3.909m (6'7" x 12'10"): Pine flooring and ceiling. Floor to ceiling window.

Bedroom 1 5.586m x 2.474m (18'4" x 8'1"): Pine floor and ceiling. Fitted double wardrobe and dressing table. Velux window.

Bedroom 2 5.235m x 4.401m (17'2" x 14'5"): Pine floor and ceiling. Curtains and pole. Double built in wardrobes.

En-Suite 2.974m x 0.923m (9'9" x 3'): Toilet. Sink. Cubicle shower.

Bedroom 3 3.464m x 1.857m (11'4" x 6'1"): Pine floor. Fitted press units.

Bedroom 4 4.80m x 3.604m (15'9" x 11'10"): Fitted wardrobes and press units. Pine flooring. Curtain rail. Attic access.

Bathroom 4.386m x 2.118m (14'5" x 6'11"): Corner bath. Cubicle shower. Toilet. Sink. Bath.





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.
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