

For Sale

Asking Price: €315,000

**Sherry
FitzGerald**
McDermott



20 Wolseley Park, Tullow, Co. Carlow, R93 RK23

BER D1

sherryfitz.ie



Concealed behind electronic gates is a stunning four-bedroom property, with space and style to produce a home of this calibre. As you look out from the first floor balcony a feeling of calm should come over you, no matter how hectic your professional lifestyle. The owner has very smart ideas about decor and quite the disciplinarian on glowing presentation.

Only a stone's throw away from breathtaking golf course with a lovely pedestrian walkway.

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Special Features & Services

- Gated development.
- Oil fired central heating.
- Satellite points in living and main bedroom.

Accommodation

Entrance Hall 2.845m x 2.304m (9'4" x 7'7"): Laminated flooring. Coving. Carpeted stairs. W.C. off.

W.C. 1.907m x 1.000m (6'3" x 3'3"): Tiled floor. Toilet. Sink. Blind. Coving.

Living/Kitchen/Dining Room 5.815 (19'1")m x 6.190 (20'4")m & 7.408 (24'4")m x 3.428 (11'3")m: Laminated flooring in living area. Curtains, poles and blinds. Coving. Feature solid fuel fireplace with wrought iron inset. Fitted floor and wall units with tiled splashback. Oven. Hob. Microwave. Tiled floor in kitchen. Storage area off living room. Doors to rear garden.

Landing 3.155m x 1.700m (10'4" x 5'7"): Carpeted. Coving. Stira to part floored attic. Hot-press off.

Bedroom 2 3.945m x 3.636m (12'11" x 11'11"): Carpeted. Coving. Curtains and blinds.

Bedroom 3 3.838m x 3.683m (12'7" x 12'1"): Carpeted. Coving. Curtains and pole.

Bathroom 2.740m x 1.778m (9' x 5'10"): Tiled floor and part tiled walls. Bath. Shower screen. W.C. Sink.

Master Bedroom 4.620m x 4.691m (15'2" x 15'5"): Carpeted. Coving. Curtains and pole. Built in wardrobes. Balcony off.

En-Suite 2.577m x 1.400m (8'5" x 4'7"): Tiled floor and part tiled walls. W.C. Sink. Shower cubicle with electric shower.

Bedroom 4 3.865m x 3.307m (12'8" x 10'10"): Carpeted. Coving. Curtain and pole.

Garden

Garden to front with hedge surrounding. Private rear garden. Garden shed. Gate to back entrance.

BER BER D1, BER No. 107846180





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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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