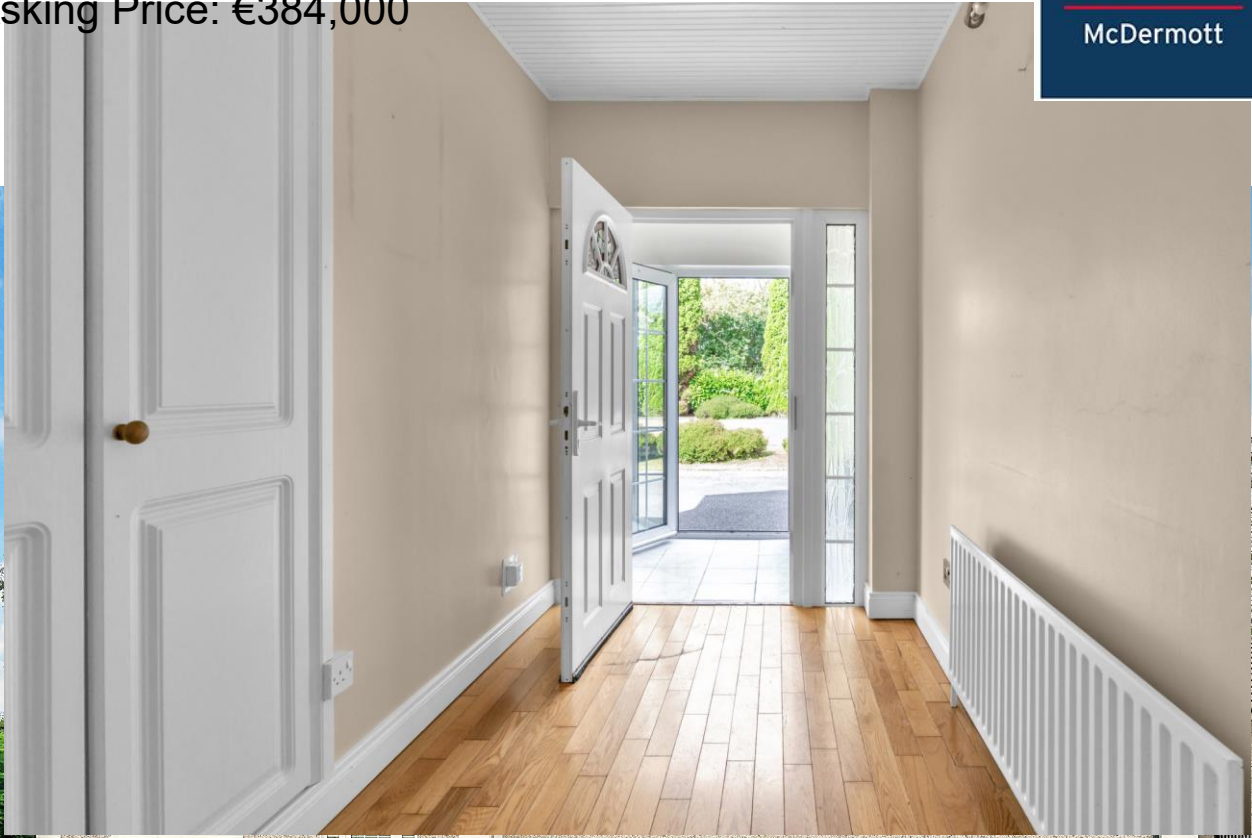


For Sale

Asking Price: €384,000

**Sherry
FitzGerald**
McDermott



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This deceptively spacious detached bungalow residence dates from 1990 and presents a generously proportioned 150m² of quality accommodation, with a 4-bed-3-bath configuration.

Its large L-shaped site extends to 0.84 acres with frontage directly onto to N81 between Tullow and Rathvilly, with a gated entrance from the road to a sweeping tarmac drive with multi parking. In addition to conventional front and rear garden allocations, the rear of the site once facilitated an equine interest with a disused sand arena, stable block and concrete yard with walker.

The interior is freshly decorated with two reception rooms, quality flooring, built-in wardrobes and a host of quality fixtures and fittings. An attic ladder accesses the large attic cavity, while a detached 40m² garage unit has been subdivided into two units, offering massive scope for interpretation. The property enjoys a private water and sewage system, while oil fired central heating covers space heating.

Robin Hill, Kill, Tullow, Co. Carlow

R93 Y6P3

BER C2



Viewings are highly recommended and invited on a strictly appointment basis.

Accommodation

Reception Porch uPVC double glazed door to front. Glazed side panels. Steps from yard. Ceramic tiled floor.

Reception Hall 4.28 (14'1")m x 1.86 (6'1")m, 10.45 (34'3")m x 0.96 (3'2")m: uPVC hall door. Solid oak timber. Storage units. Panelled ceiling. Attic access hatch. Hotpress off.

Lounge Window to front. Curtain and pole. Coving. Solid fuel fireplace with Stanley SF stove. White oak timber floor. Double opening to dining room.

Dining Room Sliding patio door to rear. Curtains and pole. Coving. Light fitting. Door to kitchen.

Kitchen Window to rear. Fully fitted cream floor and wall units. Double electric oven, integrated microwave. Ceramic hob, extractor fan. Integrated dishwasher, fridge freezer. Part tiled walls. Plank effect tiled floor. Panelled ceiling with recess lights.

Utility/Rear Hall Glass panelled uPVC door to rear. Ceramic tiled floor. Wall storage units. Plumbing for utility machines. Alarm control panel. W.C. off.

Shower Room Window to rear. Ceramic tiled floor and walls. Toilet, sink, shower cubicle, T90 electric shower. Wall mirror and shaving light. Pine panelled ceiling.

Bedroom 1 Double room, window to front. Carpet, poles, built-in wardrobes.

Bedroom 2 Double room, window to front. Carpet, curtains and poles, built-in wardrobes.

Bedroom 3 Double room, window to front. Carpet, curtains and poles, built-in wardrobes.

Bedroom 4 Window to rear, poles, blinds and carpet. En-suite off.

En-Suite Window to rear. Toilet, sink, bidet, shower cubicle. Tiled floor and walls. Panelled ceiling. Aquastream pump shower.

Garden Pillared entrance. Gates (provisional) to lawns. Mature boundary hedges and side. Cobbled path. Rear garden with large patio.

Sand & Gravel (provisional) (approx 82'): Gated access. Stable block. (provisional) 2m apron. Walled concrete yard area with dog walker.





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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