

# For Sale

Asking Price: €228,950

**Sherry  
FitzGerald**  
McDermott



14 Park Rise, Phelim Wood, Tullow, Co. Carlow, R93 KW80

**BER** C2

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



On a bright elevated site within this popular Phelim Wood development, 14 Park Rise is a most homely modern residence in turn-key condition throughout.

There is parking to front, side access to its private rear garden and patio, oil heating and double glazing. Quality fixtures and fittings enhance its cheerful comfortable presented interior.

Local schools, recreational and town amenities are within walking distance.





### Special Features & Services

- Parking to front.
- Attractive design.
- Bright interior.
- Part brick fronted.

### Accommodation

**Entrance Hall** 4.412m x 1.854m (14'6" x 6'1"): Tiled floor. Carpeted stairwell. Under stair walk in storage.

**Lounge** 4.410m x 3.672m (14'6" x 12'1"): Feature bay window. Blinds. Carpeted. Recessed lighting. Fitted floor unit. Fireplace with wrought iron inset.

**Utility Room/W.C.** 1.625m x 2.061m (5'4" x 6'9"): Toilet. Sink. Plumbing for washing machine. Counter unit. Vanity wall and wall storage units. Tiled floor.

**Landing** 3.107m x 1.782m (10'2" x 5'10"): Carpeted. Airing press. Attic access.

**Bedroom 1** 3.037m x 4.329m (10' x 14'2"): Carpeted. Curtains, pole and blind. Double built in wardrobes.

**En-Suite** 2.398m x 0.840m (7'10" x 2'9"): Toilet. Sink. Cubicle shower. Tiled floor and walls. Mirror/vanity wall unit. Heated towel rail.

**Bedroom 2** 2.488m x 3.527m (8'2" x 11'7"): Carpeted. Double built in wardrobes. Curtain, pole and blind.

**Bedroom 3** 3.139m x 2.468m (10'4" x 8'1"): Carpeted. Curtains, pole and blind.

**Bathroom** 2.513m x 1.946m (8'3" x 6'5"): Toilet. Sink. Bath. Tiled floor and walls.

**BER** BER C2, BER No. 112531108





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**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