

# For Sale

Asking Price: €392,000

**Sherry  
FitzGerald**  
McDermott



An Nead, Ballymurphy, Tullow, Co. Carlow, R93 TF82

**BER** C1

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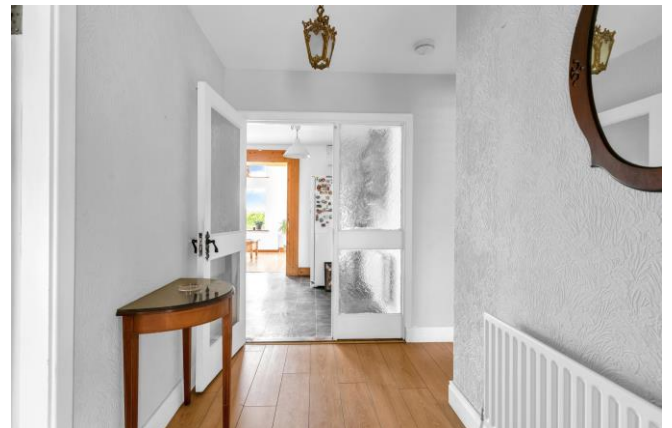


The delightful country residence is situated along a cul-de-sac in the popular town land of Ballymurphy a few kilometres from Tullow town centre and every local amenity. Its neighbourhood is settled and quiet offering tranquil country living at its' best.

The bungalow is unique in design offering surprisingly generous accommodation throughout.

Mature gardens and parking surround.

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### Special Features & Services

- On an elevated site
- Oil heating
- Double glazing
- Private garden
- Built in 1982

### Accommodation

**Reception Porch** 1.772m x 3.127m (5'10" x 10'3"): Laminated wooden flooring.

**Hall** 3.777 (12'5")m x 1.629 (5'4")m & 4.515 (14'10")m x 1.534 (5')m: Laminated wooden flooring. Airing press.

**Lounge** 3.891m x 6.696m (12'9" x 22'): Brick fireplace with Stanley solid fuel stove. Coving and centre lights. Laminated wooden flooring.

**Kitchen Dining Room** 2.708m x 3.127m (8'11" x 10'3"): Fitted floor and wall units. Fitted cooker. Tiled splashback. Marley flooring. Arch to sun room

**Sun Room** 3.666m x 5.463m (12' x 17'11"): Double height ceiling. Laminated wooden flooring. Pine ceiling with Velux windows. Centre light fitting. Sliding door to paved patio and rear garden.

**Bedroom 1** 4.325m x 3.330m (14'2" x 10'11"): Laminated wooden flooring. Wooden blinds.

**Bedroom 2** 2.970m x 2.756m (9'9" x 9'1"): Laminated wooden flooring. Wooden blinds.

**Bedroom 3** 3.580m x 3.835m (11'9" x 12'7"): Laminated wooden flooring. Wooden blinds.

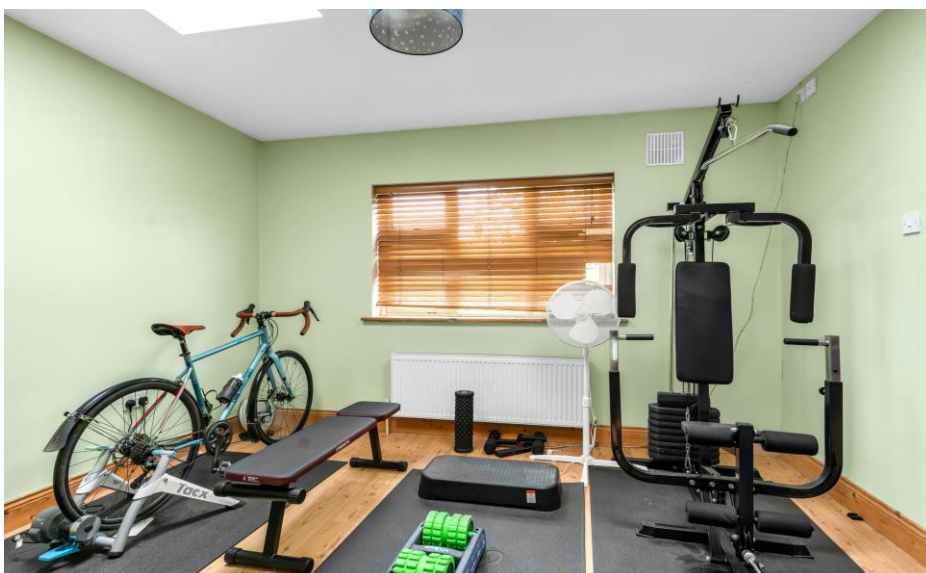
**Bedroom 4** 3.074m x 4.898m (10'1" x 16'1"): Laminated wooden flooring. Wooden blinds. Pine ceiling.

### Garden

**BER** BER C1, BER No. 105033898

### Directions

From Tullow, follow eircode R93 TF42.





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**NEGOTIATOR**

Helen Brophy  
Sherry FitzGerald McDermott  
The Square, Tullow, Co Carlow  
T: 059 9152443  
E: tullow@sfmtcdermott.ie

**SOLICITOR**

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