For Sale

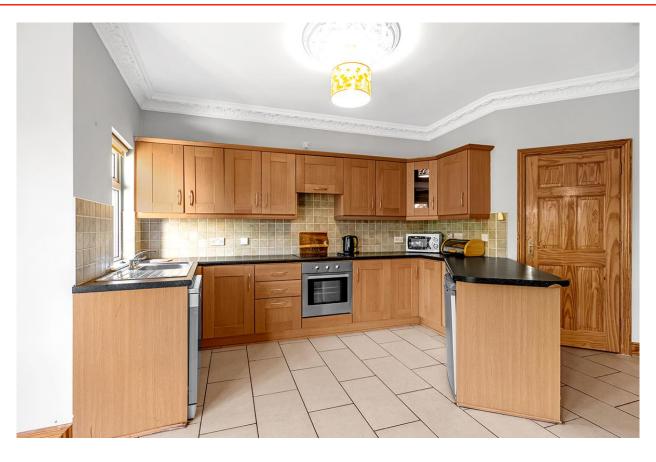
Asking Price: €295,000





15 Wolseley Court, Tullow, Co. Carlow, R93 XD54





Special Features & Services

- A five-minute stroll into the vibrant town with its excellent supermarkets and shops
- Rear external fence and garden shed newly painted in August
- Oil Fired Central Heating
- Beautiful fireplace with open fire
- New carpets upstairs in 2023
- Incredible scenic views overlooking the golf course and lake
- Enjoy the fabulous view and a bbq on your sunny balcony
- Secure gated development
- Off street parking
- • Bright, airy and spacious living accommodation





Accommodation

Entrance Hall 2.16m x 1.85m (7'1" x 6'1"): Feature stained glass front door. Laminated flooring. Carpeted stairs. Alarm panel. Glass panelled door to main hall. Carpeted feature curved stairway to first floor.

Main Hall 4.35 (14'3")m x 0.98 (3'3")m & 2.84 (9'4")m x 0.98 (3'3")m: Under stair storage. Coving & centre roses. Light fittings. Door to rear garden.

Bedroom 1 2.62m \times 5.93m (8'7" \times 19'5"): Carpeted. Coving and centre rose. Light fitting. Curtains.

Bedroom 2 5.93m x 3.27m (19'5" x 10'9"): Carpeted. Curtains. Light fitting. Coving and centre rose. Door to main bathroom.

Bathroom 3.38m x 3.83m (11'1" x 12'7"): Tiled floor and partilled walls. Feature corner bath with pump shower. Toilet. Sink. Shower screen. Wall mirror.

Bedroom 3 5.76m x 2.67m (18'11" x 8'9"): Carpeted. Coving and centre rose. Light fitting. Curtains. Mirror.

Bedroom 4 8.38m x 3.53m (27'6" x 11'7"): Carpeted. Coving and centre rose. Curtains. Mirror. Double built in wardrobes.

En-Suite 2.25m x 2.15m (7'5" x 7'1"): Tiled floor and part-tiled walls. Shower cubicle. Electric shower. Toilet. Sink. Feature mirror.

Kitchen Dining Room 8.81m x 5.52m (28'11" x 18'1"): Part tiled & part carpeted flooring. Curtains. Light fittings. Blind. Coving and centre rose. Fitted floor and wall units. Tiled splashback. Oven & hob. Plumbing for utilities.

W.C. 1.24m x 0.98m (4'1" x 3'3"): Tiled floor. Sink. Mirror. Toilet. Attic access. Extractor fan.

Living Room 9.28m x 9.66m (30'5" x 31'8"): Carpeted. Feature marble fireplace. Coving and ceiling rose. Light fitting Curtains and pole. French doors to balcony. Will lights.

Office $2.52 \text{m} \times 3.87 \text{m} (8'3" \times 12'8")$: Carpeted. Coving and centre rose. Curtains and pole. Hot-press.

Balcony Decking style flooring. Wrought-iron railings. Uninterrupted view over the golf course.







Garden

Fenced front garden with cobble lock drive. Private gravel rear garden. Garden shed.





NEGOTIATOR

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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