

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
McDermott



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

BER B3

sherryfitz.ie



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. Covings & centre roses. Light fittings. Door to rear garden.

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

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

Bathroom 3.38m x 3.83m (11'1" x 12'7"): Tiled floor and part-tiled 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. Covings and centre rose. Light fitting. Curtains. Mirror.

Bedroom 4 8.38m x 3.53m (27'6" x 11'7"): Carpeted. Covings 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. Covings 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. Covings and ceiling rose. Light fitting. Curtains and pole. French doors to balcony. Will lights.

Office 2.52m x 3.87m (8'3" x 12'8"): Carpeted. Covings 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.

BER BER B3, BER No. 116235136





NEGOTIATOR

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

SOLICITOR

O'Brien Ronayne Solicitors
5a Main Road
Tallaght
Dublin 24

sherryfitz.ie

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