

For Sale

Asking Price: €235,000

**Sherry
FitzGerald**
McDermott



10 Mullawn Crescent, Tullow, Co. Carlow, R93 ND91

BER C1

sherryfitz.ie



On a corner site in a development of 10 only private dwellings, this beautiful modern three-storey town house presents as-new. It enjoys the benefits of parking to front, side access, a garden to rear, oil fired central heating and double glazing.

Its 3 bedrooms are all en-suite, the kitchen is to front and its lounge opens onto the garden.

Mount Wolseley Hotel, Golf and Leisure centre, local schools, churches and all town amenities are within walking distance.



Special Features & Services

- Location
- Pristine condition
- Energy rating
- Parking
- Built in 2008

Accommodation

Entrance Hall 4.916m x 2.136m (16'2" x 7'): Laminated wooden flooring. Carpeted stairwell. Alarm point.

Guest W.C. 1.662m x 1.028m (5'5" x 3'4"): Tiled floor. Toilet and sink.

Lounge 5.303m x 1.337m (17'5" x 4'5"): Feature marble/wrought iron fireplace. Curtain rails. Vertical blinds. Laminated wooden flooring. French doors to private garden with side access.

Kitchen 4.965m x 2.634m (16'3" x 8'8"): Fitted floor and wall units. Tiled floor and splashback. Integrated appliances. Stainless steel extractor hood. Vertical blind.

Landing 1 2.579m x 2.084m (8'6" x 6'10"): Carpeted. Airing press. Stairs to second floor.

Bedroom 1 4.817m x 3.499m (15'10" x 11'6"): Double built in wardrobes. Carpeted. Curtains, poles and vertical blind.

En-Suite 2.693m x 1.287m (8'10" x 4'3"): Toilet. Sink. Cubicle shower. Tiled floor. Heated towel rail.

Bedroom 2 3.820m x 3.320m (12'6" x 10'11"): Carpeted. Double built in wardrobes. Curtain pole and vertical blind.

En-Suite 3.462m x 1.193m (11'4" x 3'11"): Toilet. Sink. Cubicle shower. Heated towel rail. Tiled floor.

Landing 2 1.810m x 1.815m (5'11" x 5'11"): Carpeted. Storage press.

Bedroom 3 3.800m x 3.057m (12'6" x 10'): Carpeted. Double Velux window.

En-Suite 2.828m x 1.712m (9'3" x 5'7"): Toilet. Sink. Cubicle shower. Heated towel rail. Tiled floor. Walk-in wardrobe off.

Garden

To rear

BER BER B1, BER No. 104923305

Directions

From town centre, follow eircode R93 ND91.





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