

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
McDermott



Rathbawn, Tullow, Co. Carlow, R93 X657

BER C2

sherryfitz.ie



In absolutely beautiful condition throughout, this executive residence rests on a gated mature landscaped elevated site a few kilometres from Tullow town.

Tastefully maintained by the owners, it presents in turn-key condition, boasting generous living accommodation, oil and solid fuel heating, double glazing, a detached garage, a garden shed and a pergola.

Viewings are highly recommended by appointment.

Garden

Mature, landscaped and private. Rockeries. Paving. Garden house. Pergola.

BER BER C2, BER No. 101670156

Directions

From Tullow, take Castledermot road. Property is almost midway between town and Grange Primary School. Follow eircode R93 X657.



Special Features & Services

- High quality fixtures and fittings included.
- Stanley oil cooker.
- Sun Room leading to paved patio.
- On-site parking.

Accommodation

Reception Hall 5.575m x 2.039m (18'3" x 6'8"): Polished wooden floor. Carpeted teak stairwell. Roman blind.

Inner Hall 2.697m x 1.182m (8'10" x 3'11"): Polished wooden floor. Leaded stained glass teak door to sun room. Cloak press off.

Lounge 5.440m x 3.888m (17'10" x 12'9"): Feature marble fireplace. Solid fuel stove. Centre light fittings. Curtains, pole and blind. Polished wooden floor. Coving and centre rose.

Dining Room 4.025m x 3.510m (13'2" x 11'6"): Wrought iron fireplace with polished stone hearth. Curtains, pole and blinds. Centre light fittings. Polished wooden floor. Door to kitchen/diner.

Kitchen Dining Room 4.143m x 4.258m (13'7" x 14'): Fitted floor and wall units. Oil fired Stanley cooker. Some integrated appliances. Tiled floor and splashback. TV point. Pocket doors to sun room.

Sun Room 4.639m x 5.661m (15'3" x 18'7"): Solid fuel stove. Velux windows. Tiled floor. French doors to paved patio.

Utility Room 3.220m x 1.386m (10'7" x 4'7"): Fitted floor and wall units. Plumbing for washing machine. Polished wooden floor.

Guest W.C. 1.718m x 1.329m (5'8" x 4'4"): Toilet and sink. Heated towel rail. Tiled walls. Vanity wall press. Polished wooden floor.

Landing 5.410m x 1.956m (17'9" x 6'5"): Centre light fitting. Airing press. Carpeted.

Bedroom 1 3.922m x 3.897m (12'10" x 12'9"): Fitted floor to wall wardrobes. Curtains, pole and blind. Carpeted.

En-Suite 1.540m x 1.775m (5'1" x 5'10"): Tiled floor and walls. Toilet, cubicle shower. Vanity sink unit. Heated towel rail.

Bedroom 2 2.990m x 3.290m (9'10" x 10'10"): Double built in wardrobes. Wooden floor. Curtain, pole and blind.

Bedroom 3 3.896m x 2.327m (12'9" x 7'8"): Polished wooden floor. Curtain, pole and blind.

Bedroom 4 4.507m x 3.030m (14'9" x 9'11"): Laminated wooden floor. Curtains, pole and blind.

Showr Room 2.157m x 1.953m (7'1" x 6'5"): Tiled floor and walls. Shower. Vanity sink unit. Toilet. Roman blind. Heated towel rail.

Detached Garage 8.752m x 4.028m (28'9" x 13'3"): Front, side and rear doors.





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