

For Sale

Asking Price: €330,000

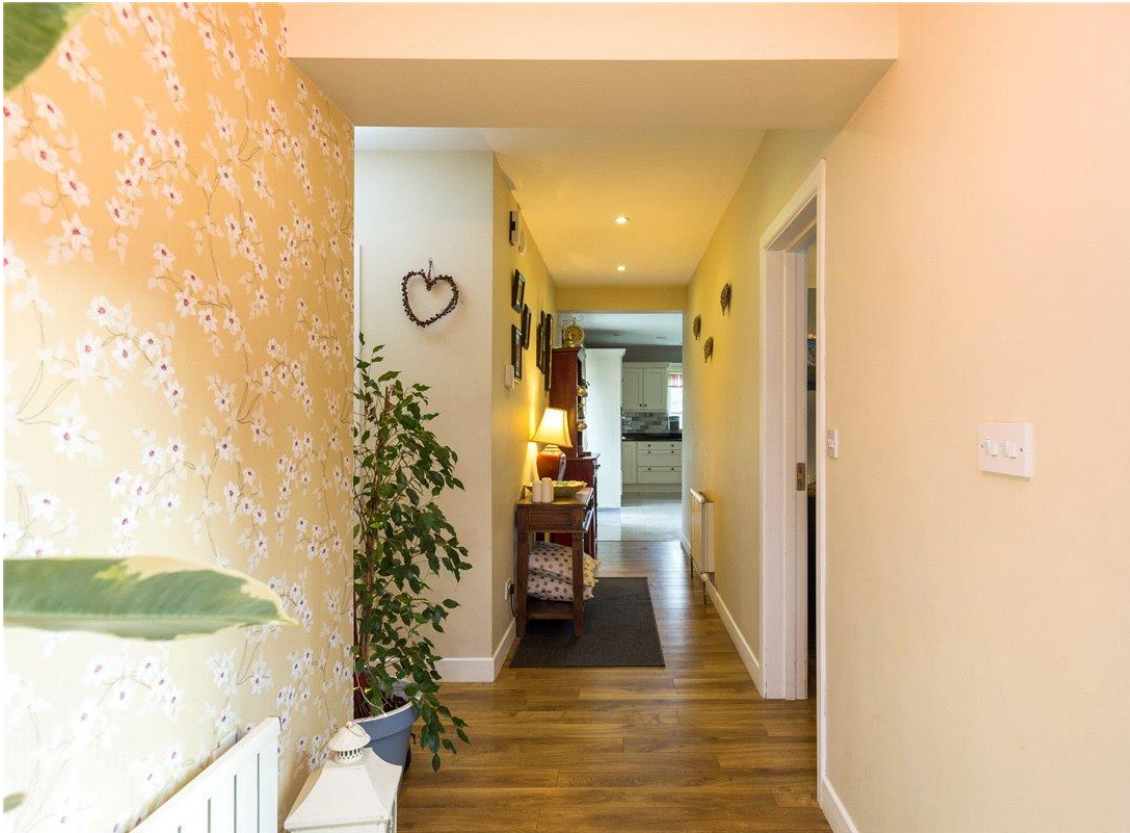
**Sherry
FitzGerald**
McDermott



Rose Cottage, Grange Grove, Tullow Road, Carlow
R93 F3C4

BER B3

sherryfitz.ie



his exceptional bungalow residence , while dating back to 1980has been extensively renovated in 2010 to create a most contemporary private dwelling with an extraordinary high specification . The bungalow commands private end site in this private Cul De Sac off Tullow Road. offering excellent accessibility to main roads & all town amenities. It supports multi off street parking while its walled site a small front lawn & larger fully secure rear garden & yard areas. Accommodation is generously proportioned throughout with three large bedrooms off the main hall, a fourth bedroom is locate doff the utility area presenting an immediate "granny flat " or self-contained module within the dwelling .Bathroom kitchen & fixtures are timeless while attention to insulation , windows & doors result in an exceptional energy rating . It enjoys gas fired central heating , complimented by a mechanical heat recovery system & a solid fuel stove in the Lounge. In all, a beautiful private family home is offered, with viewings highly recommended & invited on as strictly appointment basis.



Accommodation

Hall 7.72 (25'4")mx 1.42 (4'8")m & 5.54 (18'2")m x 9.0 (29'6")m: T shaped hall. Window & glass panelled door to front. Laminate timber floor. Recess lighting .

Lounge 4.77mx 3.86m (15'8"x 12'8"): Window to front . Curtains, pole & blinds. Solid fuel stove. Built in display & entertainment units. Laminate timber floor. Central light fitting .

Kitchen/Diner 5.37mx 4.36m (17'7"x 14'4"): Open arch front hall area. Ceramic tiled floor .Rear French doors. Curtains & pole. Window to rear , pelmet & blind. Fully fitted cream floor & wall units. Polished black granite work top. Integrated appliances. Part tiled walls. Central & recess lights. Utility room off.

Utility Room 1.70mx 2.64m (5'7"x 8'8"): Glass panelled door to rear. Ceramic tiled floor. Stacked washing machine & dryer arrangement . Floor & wall units,

Bedroom 1 3.70mx 3.28m (12'2"x 10'9"): Double room with window to front . Laminate timber floor. Curtains pole & blinds. Walk in arrangement off. 17.73x 2.58m with extensive storage solutions. Ensuite off.

Ensuite 3.25mx 1.55m (10'8"x 5'1"): Window to rear. Blind. Full wet floor shower arrangement . Ceramic tiled floor & walls. Feature glass shower surround. Fully fitted sink unit with wall mirror & storage below. Polished worktop. Toilet. Recess lighting . Feature stone effect wall tiles.

Bedroom 2 3.35mx 2.79m (11'x 9'2"): Double room to front . Black out blinds, Laminate timber flooring . Shelving .

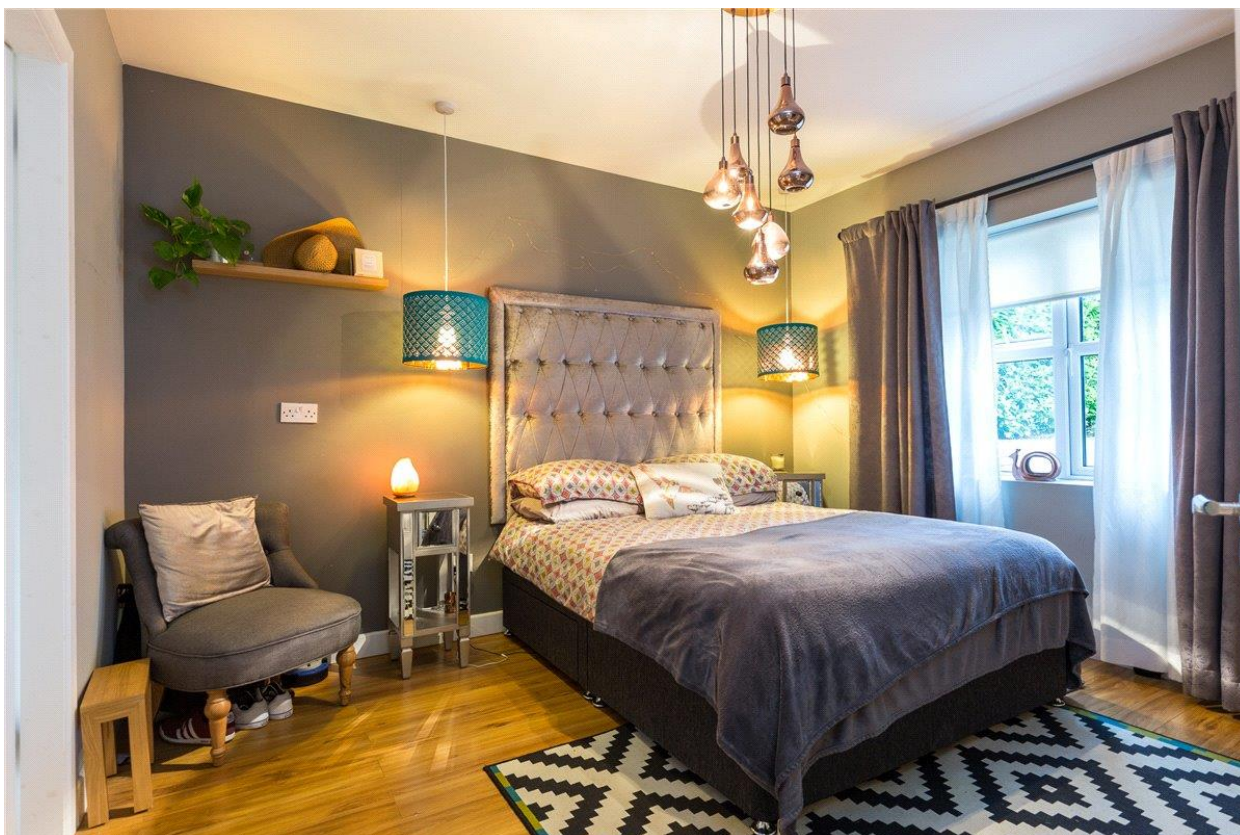
Bedroom 3 3.75mx 3.41m (12'4"x 11'2"): Double room to front. Laminate timber flooring . Black out blind. Centre light fitting .

Bedroom 4 3.26mx 3.87m (10'8"x 12'8"): Double room to rear. Curtains, pole & blinds. Laminate timber floor. Extensive built in wardrobes. Ensuite off.

Ensuite 2.52mx 1.91m (8'3"x 6'3"): Window to side. Full wet floor shower arrangement . Ceramic tiled floor & walls. Aqua stream pumped shower arrangement . Toilet, sink , wall mirror & shaving light .

Bathroom 3.32mx 2.26m (10'11"x 7'5"): Off hall. Blinds. Ceramic tiled floor. Wet floor shower arrangement with glass shower above. Toilet, bath & feature sink unit with storage. Part tiled walls. Granite work top areas.





Garden

Fully walled site. Pillared entrance to extensive tarmac front yard. Multi off street parking . Lawn area to front . Secure side entrance with gates. Fully fences & walled rear garden area, concrete patio. lawn areas, planting .

Special Features & Services

- High efficiency radiators
- Heat recovery system
- Gas fired central heating
- Concrete built

BER BER B3, BER No. 104499710



Directions

From town centre follow signs for N80 (Rosslare) leaving town via the Tullow Road roundabout. Passing Lidl on the left, continue c 200m. Turn left into Grange Grove.





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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