

# For Sale

Asking Price: €238,950

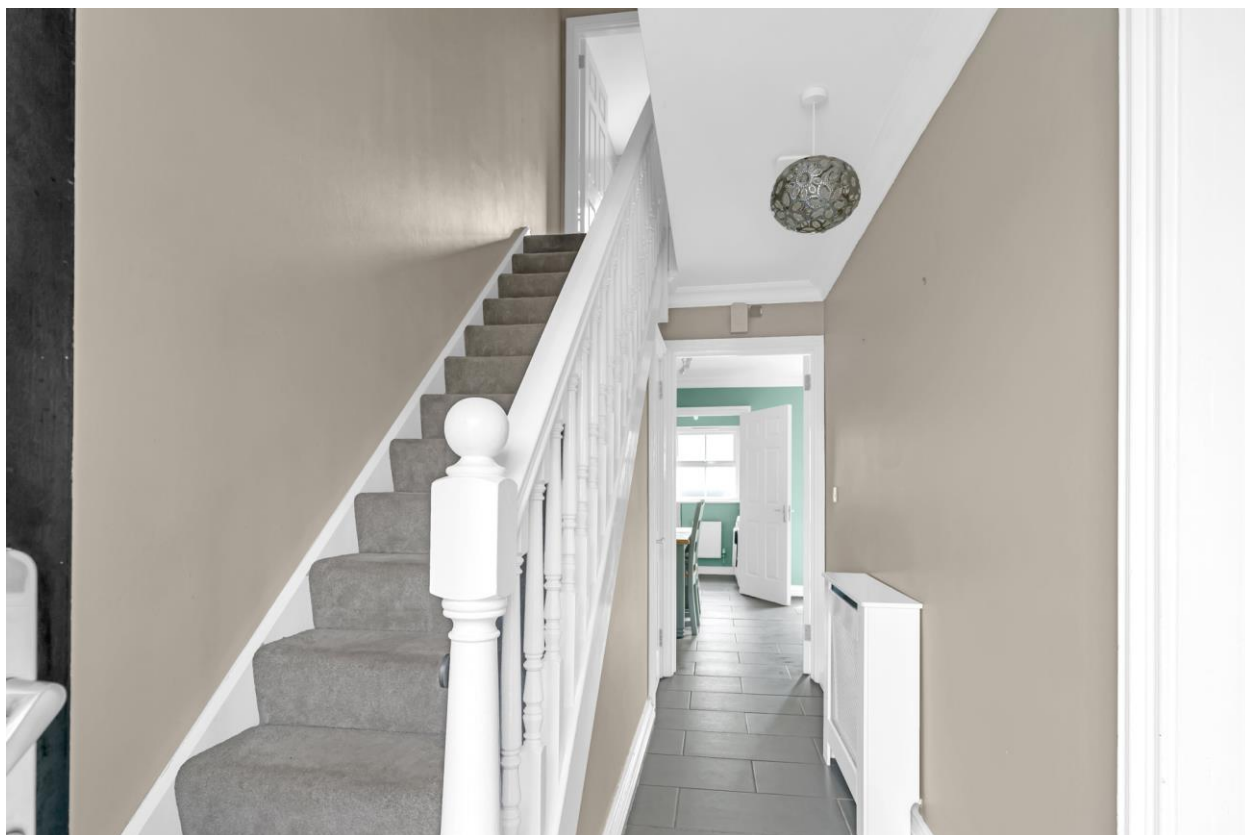
**Sherry  
FitzGerald**  
McDermott



6 Park Avenue, Phelim Wood, Tullow, Co. Carlow, R93 N220

**BER** **B3**

[sherryfitz.ie](http://sherryfitz.ie)



This attractive and well-presented mid-terrace home forms part of a residential development on the outskirts of Tullow town. The residence presents generously proportioned accommodation over two floors, with a three bedroom configuration. In lovely condition throughout, it must be viewed to be appreciated.

The property affords convenience to local schools, shops and all town amenities.

To see current offers or place an offer on this property, register for your mySherryFitz account at [SherryFitz.ie](https://www.SherryFitz.ie)



### Special Features & Services

- Double glazing.
- Oilie heating.
- Parking to front.
- Close to all amenities.

### Accommodation

**Entrance Hall** 4.491m x 1.857m (14'9" x 6'1"): Tiled floor. Carpeted stairs. Wall mirror. Radiator cover. Under stair press. Light.

**Lounge** 4.488m x 3.740m (14'9" x 12'3"): Feature marble fireplace. Walnut semi-solid flooring. Bay window. Blinds. Coving. Centre light.

**Kitchen Dining Room** 5.634m x 3.209m (18'6" x 10'6"): Fitted floor and wall units. Tiled floor and splashback. Oven & hob. Recessed and table light fittings. French door to paved patio and rear garden.

**Utility Room/W.C.** 2.082m x 1.681m (6'10" x 5'6"): Tiled floor. Toilet and sink. Counter unit. Plumbed for washing machine. Part tiled walls. Fitted wall unit.

**Landing** 3.029m x 1.848m (9'11" x 6'1"): Carpeted. Stira to attic access. Airing press off.

**Bathroom** 2.695m x 1.957m (8'10" x 6'5"): Vanity sink unit. Toilet. Bath. Tiled floor and walls. Heated towel rail. Vanity wall mirror. Light. Electric shower.

**Bedroom 1** 3.314m x 2.482m (10'10" x 8'2"): Double room to rear. Carpeted. Blind.

**Bedroom 2** 4.152m x 2.939m (13'7" x 9'8"): Carpeted. Blind. Coving. Ensuite off.

**En-Suite** 2.533m x 1.015m (8'4" x 3'4"): Toilet and sink. Cubicle shower with electric shower. Tiled floor and walls.

**Bedroom 3/Office/Walk-in wardrobe** 3.584m x 2.504m (11'9" x 8'3"): Laminated wooden flooring. Blind. Coving. Built in desk. Floor to ceiling fitted units.

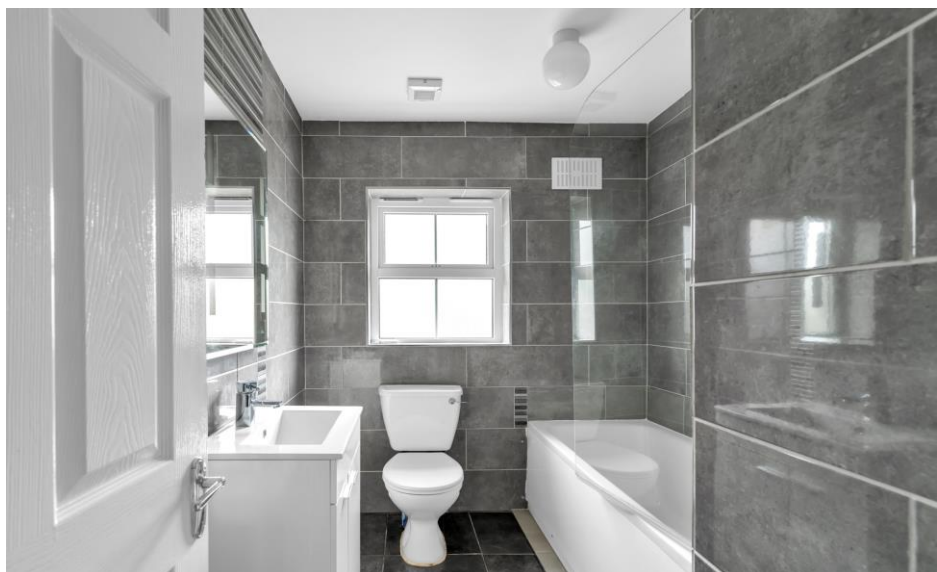
### Garden

Rear garden with patio area.

**BER** BER B3, BER No. 105883409

### Directions

From town, take Dublin road, towards Rathvilly. Phelim wood is last development on right. On entry into estate, continue straight taking 1st right and proceed straight. Property is on left.







---

**NEGOTIATOR**

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

**SOLICITOR**

O'Gorman Begley LLP,  
Carlow  
Kincora  
Athy Road  
Carlow

[sherryfitz.ie](http://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