

# For Sale

Asking Price: €219,950

**Sherry  
FitzGerald**  
McDermott



13 St. Patrick's Park, Tullow, Co. Carlow, R93 PO23

**BER** **D1**

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



Fronting onto a landscaped green area, this extended end-terraced two storey dwelling enjoys the benefits of generous parking, front, side and rear access, oil fired central heating and double glazing. Maintained to the highest standards, it is presented to the market in turn-key condition.

Gardens are mature to front and rear with a small shed included.





## Accommodation

**Porch** 1.763m x 0.708m (5'9" x 2'4"): Tiled floor. Sliding door.

**Entrance Hall** 3.922m x 1.989m (12'10" x 6'6"): Tiled floor. Carpeted stairs.

**Lounge** 3.710m x 3.378m (12'2" x 11'1"): Wrought-iron fireplace. Laminated wooden flooring. Coving. Curtains and pole.

**Utility Room** 0.988m x 2.579m (3'3" x 8'6"): Off hall. Tiled. Wall shelves.

**Kitchen Dining Room** 5.817 (19'1")m x 3.574 (11'9")m & 2.637 (8'8")m x 3.305 (10'10")m: Fitted floor units. Oil fired Stanley cooker. Fridge freezer and cooker. Tiled floor and splashback. Airing press. Arch to family room. Curtains and pole.

**Family Room** 2.938m x 1.009m (9'8" x 3'4"): Laminated wooden flooring. Curtains and pole.

**Shower Room** 1.924m x 2.525m (6'4" x 8'3"): Toilet. Sink. Cubicle shower. Tiled floor and walls.

**Landing** 2.831m x 3.101m (9'3" x 10'2"): Carpeted. Attic access.

**Bedroom 1** 3.808m x 3.503m (12'6" x 11'6"): Built in wardrobes. Curtains and poles. Polished wooden floor.

**Bedroom 2** 3.911m x 3.746m (12'10" x 12'3"): Built in wardrobes. Curtains and pole. Carpeted.

**Bedroom 3** 2.637m x 2.453m (8'8" x 8'1"): Carpeted. Curtains and pole.

**Bedroom 4** 3.487m x 2.977m (11'5" x 9'9"): Polished wooden floor. Curtains and pole.

**Bedroom 5** 3.358m x 3.028m (11' x 9'11"): polished wooden floor. Curtains and pole.

**Bathroom** 2.815m x 1.634m (9'3" x 5'4"): Toilet. Sink. Bath. Tiled floor and walls. Curtains and pole.

## Garden

Mature to front and rear. Fuel shed. Open wooden shed.

**BER** BER D1, BER No. 105623805





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**NEGOTIATOR**

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