# For Sale

Asking Price: €189,950

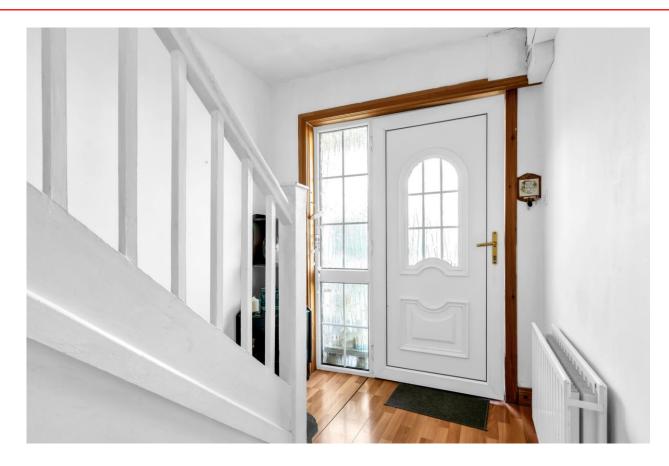




53 Hillbrook Estate, Tullow, Co. Carlow, R93 HF43



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This lovely extended terraced home offers generous accommodation, gardens and access to front and rear, oil fired central heating and double glazing throughout.

Hillbrook estate is a long established residential estate along Shillelagh Road, within walking distance of town and recreational amenities.

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#### **Special Features & Services**

- Oil heating.
- Double glazing.
- Garden to front and rear.
- Rear pedestrian access.
- Built in 1973.
- 1033 sq ft/96 m<sup>2</sup>.

Accommodation Porch 1.817m x 0.743m (6' x 2'5"): Tiled floor. Sliding patio door.

**Entrance Hall** 3.599m x 2.012m (11'10" x 6'7"): Laminated wooden floor. Carpeted stairs off.

**Lounge** 3.778m x 3.256m (12'5" x 10'8"): Feature pine/wrought-iron fireplace. Laminated wooden flooring. Curtains, pole and centre light fitting.

**Kitchen Dining Room** 5.808m x 3.475m (19'1" x 11'5"): Fitted floor and wall units. Part laminated flooring. Counter unit. Integrated oven, fan and hob. Tiled floor and splashback. Blind. Airing press. Oil burner.

**Bedroom 1** 3.420m x 2.958m (11'3" x 9'8"): Downstairs. Laminated wooden flooring. Curtains and pole. Blind.

**En-Suite** 1.660m x 2.953 (5'5" x 2.953): Toilet. Sink. Walk in shower. Tiled floor and walls.

Landing 2.392m x 1.920m (7'10" x 6'4"): Carpeted. Stira stairs to attic.

**Bedroom 2** 3.978m x 3.238m (13'1" x 10'7"): Laminated wooden flooring. Double fitted wardrobe. Curtains and pole.

**Bedroom 3** 3.385m x 3.184m (11'1" x 10'5"): Curtains and pole.

**Bedroom 4** 2.596m x 2.524m (8'6" x 8'3"): Carpeted. Curtains.

Shower Room 1.747m x 2.712m (5'9" x 8'11"): Toilet. Vanity sink unit. Cubicle shower. Marley flooring.

#### Garden

Gardens to front and rear, access to front and rear

BER BER D2, BER No. 103659512









## NEGOTIATOR



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### SOLICITOR

Roche & McGuinn Solicitors The Square Tullow Co. Carlow R93 R635

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