

For Sale

Asking Price: €268,950

**Sherry
FitzGerald**
McDermott



11 Rath Feilim, Tullow, Co. Carlow, R93 K372

BER C2

sherryfitz.ie



Within walking distance of town, local schools and recreational amenities, Rath Feilim is a small private residential development overlooking a centre green area.

Number 11 is a semi-detached 4 bedroom home with side access, on-site parking, a mature garden to rear and generously appointed accommodation.

It promises comfortable living within a lovely neighbourhood.



Special Features & Services

- Oil heating
- Double glazing
- Downstairs bedroom/2nd living room
- Garden shed

Accommodation

Entrance Hall 2.749 (9')m x 1.535 (5')m & 2.008 (6'7")m x 1.243 (4'1")m: Laminated wooden flooring.

Lounge 4.281m x 3.276m (14'1" x 10'9"): Feature fireplace. Curtain pole.

Kitchen Dining Room 3.110m x 5.819m (10'2" x 19'1"): Fitted floor and wall units. Tiled floor and splashback. Integrated appliances. French doors to patio garden.

Pantry 2.040m x 1.946m (6'8" x 6'5"): Wall shelves. Tiled floor.

Utility Room 2.869m x 1.777m (9'5" x 5'10"): Counter unit. Sink. Plumbing. Tiled floor. Door to rear.

Bedroom 1 5.683m x 2.849m (18'8" x 9'4"): Laminated wooden flooring. Curtain pole.

Landing 4.230m x 2.637m (13'11" x 8'8"): Airing press. Attic access. Carpeted.

Bedroom 2 4.265m x 3.323m (14' x 10'11"): Double built in wardrobes. Carpeted. Curtain pole.

En-Suite 1.603m x 1.878m (5'3" x 6'2"): Toilet. Sink. Cubicle shower. Marley flooring.

Bedroom 3 2.320m x 3.288m (7'7" x 10'9"): Built in wardrobe. Laminated wooden flooring. Curtain pole.

Bedroom 4 2.248m x 2.737m (7'5" x 9'): Built in wardrobes. Laminated wooden flooring. Curtain pole.

Bathroom 2.296m x 1.482m (7'6" x 4'10"): Toilet. Sink. Bath. Tiled wall. Marley flooring. Vanity wall press.

BER BER C2, BER No. 117637348





NEGOTIATOR

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

SOLICITOR

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

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