

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
McDermott



23 Rath Feilim, Tullowhill, Tullow, Co. Carlow, R93 DX76

BER C1

sherryfitz.ie



No. 23 is an impressive four bedroom family home in a much sought after mature estate, and has been impeccably maintained by its present owners.

The living accommodation is spread over two floors and is beautifully presented with light filled living space and tasteful interior finishes throughout. On an extended corner site in a private residential development along one of Tullow's desired residential roads, this splendid family home presents in a turn key condition throughout.



If offers a host of fixtures and fittings, generous on-site parking, 4 bedroom accommodation and a mature garden to rear. It must be viewed to be appreciated.



To place an offer on this property, register for your mySherryFitz account at SherryFitz.ie.

Special Features & Services

- Electric car charger.
- On-site cobble lock parking.
- Double glazing.
- Oil heating.
- Quality fixtures and fittings included.
- Built in 2004.
- 113.5 m²/1222 sq ft.

Accommodation

Reception Hall 1.509 x 2.893 & 2.685 x 1.247: Porcelain tiled floor. Carpeted stairs off. Coving and centre rose. Light.

Guest W.C. 1.567 x 1.956: Toilet. Sink. Tiled floor and walls. Light.

Kitchen Dining Room 3.303 x 5.810: Fitted floor and wall units. Tiled floor and splashback. Walk in closet. Integrated oven, hob, extractor fan and dishwasher. Coving and centre lights. Curtains and pole. Blind. French doors to rear garden.

Lounge 4.279 x 3.271: Carpeted. Coving and centre rose. Curtains and pole. Feature wood/marble fireplace. Radiator cover.

Utility Room 2.836 x 1.731: Tiled floor. Blind. Counter unit with overhead wall press. Plumbed for washing machine. Oil burner. Door to rear.

Family Room/Bedroom 4 2.696 x 5.649: Coving and centre rose. Light. Curtains and poles. Wooden floor.

Landing 2.860 x 1.946: Carpeted. Coving. Centre lights. Stira stairs to attic. Airing press.

En-Suite 1.520 x 1.875: Toilet, sink and cubicle shower. Tiled floor and walls.

Master Bedroom 3.696 x 3.288: Coving. Double built in wardrobes. Curtains and pole. Carpeted. Light.

Bedroom 2 2.293 x 2.755: Coving. Curtains and pole. Built in wardrobes. Laminate wooden flooring.

Bedroom 3 3.276 x 2.337: Coving. Built in wardrobes. Curtains and pole. Wooden flooring.

Bathroom 1.894 x 2.240: Toilet, sink and bath. Tiled floor and walls. Light.

Garden

Mature shrubs. Cobble lock patio. Patio in lawn. Side access.

BER BER C1, BER No. 114384597





NEGOTIATOR

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SOLICITOR

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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