

For Sale

Asking Price: €349,950

Sherry
FitzGerald
McDermott



39 Rathsillan, Tullow, Co.. Carlow, R93 TD23

BER C2

sherryfitz.ie



To the front of Rathskillan, this fabulous detached home offers on-site parking, a patio garden with a seomra for outdoor living, a new condenser oil burner, high spec interior finishes and a host of extras.

It presents in 'turn-key' condition throughout. Rathskillan is a private residential development along Carlow Road, Tullow. Its within walking distance of town and all local amenities.

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



Special Features & Services

- Insulated exterior walls.
- Energy efficient oil burner.
- Double glazing.
- Alarmed.
- Quality fixture, fittings & effects.

Accommodation

Entrance Hall 2.184m x 4.889m (7'2" x 16'): Marble tiled floor. Carpeted stairwell. Phone and alarm points. Under stair press. Centre light chandelier.

Lounge 4.027m x 4.908m (13'3" x 16'1"): Feature bay window with seat and underneath storage. Centre wall with shelves, storage, radiator cover and television bay.

Laminated flooring. Centre light fitting. Double door to kitchen/diner.

Kitchen Dining Room 6.393mx 4.296m (21'x 14'1"): Fully fitted modern kitchen. 5 Ring Belling range. Steel extractor hood. Counter/Island unit. Laminated flooring. LED ceiling lights and light fitting. American fridge. French doors to rear garden and patio.

Utility Room 2.250m x 1.155m (7'5" x 3'9"): Plumbing. Marble tiled floor. Fitted floor and wall units.

Guest W.C. 1.167m x 2.447m (3'10" x 8'): Toilet and sink. Marble tiled floor. Blind.

Landing 3.749m x 1.175m (12'4" x 3'10"): Carpeted. Attic access.

Bedroom 1 4.101m x 3.678m (13'5" x 12'1"): Carpeted. Double built in mirror wardrobe. Curtains and pole.

En-Suite 2.410m x 0.951m (7'11" x 3'1"): Toilet. Vanity sink unit. Tiled. Cubicle shower. Vanity wall press. Bline.

Bedroom 2 3.798m x 3.529m (12'6" x 11'7"): Double built in mirror wardrobes. Curtains and pole. Blind. Laminated wooden flooring.

Bedroom 3 3.812m x 2.674m (12'6" x 8'9"): Walk-in wardrobe off. Curtains, pole and blind. Laminated wooden flooring.

Bedroom 4 3.641m x 2.497m (11'11" x 8'2"): Double built-in wardrobes. Curtains and pole. Marley flooring.

Shower Room 2.553m x 1.885m (8'5" x 6'2"): Vanit wall mirror press. Toilet. Vanity sink unit. Tiled cubicle shower unit. Centre spots. Flitted floor and wall units. Retro radiator/heated towel rail. Laminated wooden flooring. Blind.

Garden

Outdoor seomra. Steel shed. Bike shed.

BER BER C2, BER No. 110898624

Directions

From Tullow, proceed along Tullowbeg and follow eircode R93 TD23.





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

SOLICITOR

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.
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