

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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H706

No.4169



Derryluskin, Fethard, Co. Tipperary E91 XW18

- 4 Bedrooms
- Approx 1 acre
- Large shed on property
- PVC Windows
- Oil central heating

Guide Price €200,000



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A very rare opportunity to purchase a 4 bed residence on circa 1 acre close to Fethard on the Cashel Road. Brought to the market by PF Quirke & Co, this property was a former cottage which has been fully remodelled and extended and now provides the following accommodation - porch, sitting room, kitchen/diner, utility and full bathroom with separate shower at ground floor and 4 bedrooms and toilet at first floor. The entire has PVC windows and oil heating. To the rear is a large garage/store, assorted out houses and secure fenced paddocks. This type of property rarely comes to the market in the Fethard area we recommend early inspection.

Entrance Porch 1.95m (6'5") x 1.51m (4'11")
Tiled floor.

Sitting Room 6.62m (21'9") x 4.03m (13'3")
Laminate floor and beamed ceiling.

Kitchen/Diner 6.55m (21'6") x 4.61m (15'1")
Tiled floor, solid wood units at eye and floor level, integrated oven and hob, plumbed for dishwasher, double sink and drainer, extractor, tiled splashback, recessed lighting.

Backhall 1.73m (5'8") x 1.03m (3'5")
Tiled floor, door to outside.

Utility 3.35m (11'0") x 3.06m (10'0")
Tiled floor, work top plumbed for washing machine and dryer, solid fuel stove.

Bathroom 3.34m (10'11") x 2.38m (7'10")
Bath, w/c, whb, separate electric shower tiled floor to ceiling.

Bedroom 1 5.05m (16'7") x 3.92m (12'10")
Timber floor.

Toilet 2.06m (6'9") x 1.34m (4'5")
Tiled floor, w/c, whb.

Bedroom 2 4.07m (13'4") x 2.35m (7'9")
Timber floor.

Bedroom 3 4.1m (13'5") x 2.94m (9'8")

Bedroom 4 3.5m (11'6") x 4.1m (13'5")

Outside

Shed with vehicle access 8.5m (27'11") x 6.4m (21'0")
Concrete walls, zinc roof, double doors.

Assorted small sheds.

