



*Front View of House & Church located 150 yards up the street on the opposite side.*

This property was built in the 1800's and has been beautifully maintained. It is presented in excellent condition throughout and benefits from having a wealth of amenities, church, school, local business etc all within a few minute's walk. It is located c.130 yards from the main street, up on the left hand side, opposite the Community Service Centre and with an Accountancy firm to one side, a solicitors practise to the right. There is a small court yard to the rear off the property. The double glazed PVC sash windows were installed in recent years.

#### SERVICES

- Mains water and mains sewerage
- Oil fired central heating
- Telephone & ESB
- Broadband Available

#### BER RATING

- To Follow

#### FEATURES

- Beautifully maintained, in excellent condition throughout
- New sash windows in recent years
- Oil fired central heating
- Two toilets, 3 bedrooms & good living accommodation
- Centrally located within walking distance of all town amenities.

## 48 ST. MICHAEL STREET, TIPPERARY TOWN.

**For Sale By Public Auction**



**On 8th September, 2017 at 3pm  
In Ballykisteen Hotel, Tipperary**

We are delighted to offer for sale this beautifully presented townhouse extending to c.1,000 sq ft with accommodation over two floors comprising of entrance hallway, kitchen, dining room, sitting room and toilet on the ground floor with 3 bedrooms and bathroom on the first floor. Small court yard to rear, situated in a prime location within walking distance of all town amenities.

**RESERVE : €150,000**

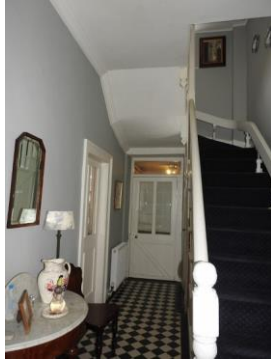
## ACCOMMODATION COMPRISES OF THE FOLLOWING :

### GROUND FLOOR

#### Entrance Porch

6'2 x 4'10 (1.83 x 1.25)

Tiled floor, 10' ceilings, door leading into sittingroom on right and straight ahead to hallway / stairs



#### Hallway

16'02 x 7'01 (4.88 x 2.14)

Tiled floor, carpet stairwell to first floor

#### Sitting Room

12'11 x 12'11 (3.69 x 3.69)

This room looks onto the street, with feature marble fireplace, 9'ceilings with cornicing and centre piece, door leading into dining room.



#### Dining Room

10'07 x 8'11 (3.07 x 2.47)

Carpet flooring, cast iron fireplace, doors lead to sittingroom and hallway.

#### Kitchen

22'01 x 7'10 (6.71 2.16)

This is a single storey extension to the rear with access out to a small court yard. Oak kitchen units at floor and eye level to one side, tiled between units. Includes electric cooker, dish washer and washing machine. Tiled floor.

#### Toilet (underneath stairs)

Comprises of WHB & WC, tiled floor.



*Kitchen & Bathroom (at top of house)*

### FIRST FLOOR

#### Bedroom 1

10'04 x 9'08 (3.06 x 2.77)

Carpet flooring

#### Bedroom 2

13' x 10'03 (3.96 x 3.06)

Carpet flooring



*These are the two front bedrooms*

#### Bedroom 3

8'07 x 7'10 (2.46 x 2.16)

Carpet flooring

#### Bathroom

4'10 x 8'05 (1.25 x 2.45)

WHB, WC and Triton T90 over bath. Timber flooring

#### Landing

12'02 x 3' (3.66 x 0.91)

Carpet flooring