

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.4481



4 Abbey View, Fethard E91 C866

- 3 Bedrooms
- Great location in popular estate
- Fully redecorated internally, in walk-in condition
- Woodgrain PVC
- Oil central heating

Guide Price €180,000



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4 Abbey View, Fethard E91 C866

Brought to the market by PF Quirke & Co., Ltd is an excellent 3 bedroom semi-detached residence in Abbey View, Fethard. This is a sought after location close to Fethard town centre, providing easy access to Clonmel, Cashel etc. Accommodation includes an entrance hall, sitting room with French doors to garden at rear, large kitchen/dining room with built-in appliances, guest w/c at ground floor while at first floor are 3 bedrooms and 2 bathrooms. The property is in excellent condition having been recently redecorated. The enclosed rear garden is very well maintained. This is an excellent opportunity to purchase a very good home in Fethard. We recommend early inspection.

Entrance Hall 5.16m (16'11") x 1.93m (6'4")
Tiled floor.

Sitting Room 5.07m (16'8") x 4.03m (13'3")
Oak floor, open fire with cast iron and timber surround, French door to garden at rear.

Kitchen/Diner 5.32m (17'5") x 3.64m (11'11")
Tiled floor, timber units at eye and floor level, tiled splash back, under counter dishwasher, washing machine and dryer, electric range and oven with extractor, sink and half with drainer.

Guest w/c 1.05m (3'5") x 1.06m (3'6")
W/c, whb.

Bedroom 1 4.12m (13'6") x 3.04m (10'0")
Timber floor, full wall of built in wardrobes and shelving.

En-suite 2.54m (8'4") x 1.28m (4'2")
Shower, w/c, whb, tiled floor and part tiled walls.

Bathroom 2.35m (7'9") x 2.15m (7'1")
Bath, electric shower, w/c, whb, fully tiled from floor to ceiling.

Bedroom 2 3.37m (11'1") x 3.27m (10'9")
Timber floor, extensive built in wardrobes and drawers.

Bedroom 3 3.07m (10'1") x 2.77m (9'1")
Timber floor, built in wardrobes and drawers.



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