

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
Auctioneers, Valuers, Estate Agents.



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No.4194



## 58 St. Patricks Place, Fethard, E91 VH58

- 2 Bed
- Solid fuel heating
- Large rear garden
- PVC DG windows

**Guide Price €95,000**



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# 58 St. Patricks Place, Fethard, E91 VH58

Brought to the market by P.F. Quirke & Co is a two-bed, two-storey residence centrally located in Fethard town centre, within walking distance of all services. Accommodation includes: Entrance hall, Sitting room, Dining room & Kitchen at ground level & two bedrooms and bathroom at 1st floor. Double-glazed P.V.C windows, solid fuel central heating. Large garden to rear & side (Corner house).

**Entrance Porch 2.25m (7'5") x 1.03m (3'5")**

**Sitting Room 3.01m (9'11") x 2.74m (9'0")**  
with solid fuel fireplace

**Living Room 4.77m (15'8") x 3.02m (9'11")**  
with solid fuel fireplace with back boiler, good size hotpress

**Kitchenette 3.07m (10'1") x 1.05m (3'5")**  
with Belfast sink, plumbed for washing machine

**Upstairs Landing 2m (6'7") x 1m (3'3")**

**Bathroom 1.06m (3'6") x 2.01m (6'7")**  
comprising bath, wc, whb

**Bedroom 3.02m (9'11") x 3.01m (9'11")**  
fitted wardrobe

**Bedroom 4.08m (13'5") x 2.08m (6'10")**  
fitted wardrobe

