



Drumdeel, Fethard, E91 KH58

Outstanding detached 4 bed with garage on large site of c.1 acre, close to Fethard and Clonmel

Guide Price €425,000





Brought to the market by P.F. Quirke & Co. Ltd is a most desirable detached residence standing on approximately 0.4 hectares (1 acre).

Set in a peaceful rural location on a mature, landscaped site, the property enjoys panoramic southerly views towards the Comeragh Mountains, offering a wonderful combination of space, privacy and scenic beauty.

Accommodation is both spacious and well laid out, and includes a Porch and Entrance Hall, Comfortable Living Room with feature fireplace, Kitchen/Dining Room with ample storage and pleasant garden aspect, Pantry and Utility Room providing excellent convenience, Conservatory offering additional living space and wonderful natural light, at Ground Floor Bedroom and Main Bathroom.

Upstairs are three further Bedrooms with En Suite to main Bedroom and Walk-in Wardrobe providing generous storage.

The property benefits from PVC double-glazed windows and oil-fired central heating, ensuring comfort and efficiency throughout. The garage is large.

Located just 4.5kms from Fethard and within easy commuting distance of Clonmel, this property combines all the advantages of tranquil country living with convenient access to town amenities, schools and employment centres.

This is an attractive family home in an excellent location and early inspection is highly recommended.

Porch
1.08m (3'7") x 1.65m (5'5")

Hallway
5.05m (16'7") x 2.15m (7'1")

Living Room
4.1m (13'5") x 5.05m (16'7")

Kitchen/Dining
4.1m (13'5") x 8.35m (27'5")

Pantry
1.1m (3'7") x 0.95m (3'1")

Utility
2.6m (8'6") x 2.1m (6'11")

Conservatory
3.7m (12'2") x 5.7m (18'8")
Door to patio area

Bathroom
2.55m (8'4") x 2.1m (6'11")
Shower, w.c. & whb, tiled floor and walls.

Bedroom 1 /Study
3.2m (10'6") x 3.55m (11'8")

Garage
5.25m (17'3") x 3.55m (11'8")
Double doors, rear access door.

Upstairs Landing
4.03m (13'3") x 2.25m (7'5")

Bedroom 2
4.11m (13'6") x 4.05m (13'3")
En-suite & walk-in wardrobe

En-Suite
2m (6'7") x 2.4m (7'10")
Shower, w.c. whb, tiled floor and walls

Walk-in Wardrobe
1.35m (4'5") x 1.4m (4'7")

Bedroom 3
4.35m (14'3") x 4m (13'1")

Bedroom 4
4.1m (13'5") x 4.95m (16'3")

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 4 bed on 1 acre with garage
- Fabulous location, easy access to Fethard and Clonmel
- Mature gardens, wonderful scenic location

