

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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M867

No.5464



Red City, Fethard E91 PP86

- 3 bed on 1.26ac with stables
- Close to Fethard
- Qualifies for Vacant Homes Grant
- Large garage

Guide Price €200,000

44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



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Brought to the market by PF Quirke & Co. is a well located single storey residence with garage and stables standing on 1.26 acres. The property is situated in a fabulous location being on the outskirts of Fethard providing easy access to Clonmel, Cahir and Cashel. The residence which has been vacant for some time will qualify for the Vacant Homes Grant and the addition of a large garage, 2 stables and a utility/bathroom in the external building is a real asset to the property. The residential accommodation includes a hallway, kitchen/dining room, large living room, bathroom, back hall and 3 bedrooms. The garage extends to 32 sq mts (circa. 350 sq ft) and there is also a utility/bathroom and 2 stables. The land is all in grass and can be easily worked. This an opportunity to purchase a property with huge potential on the outskirts of Fethard. We recommend early inspection.

Entrance Hall 2.03m (6'8") Max x 0.8m (2'7")

Sitting Room 5.35m (17'7") x 4.18m (13'9")
Fireplace, sliding door.

Kitchen/Diner 4.46m (14'8") x 3.3m (10'10")
Fitted units at eye and floor level.

Bedroom 1 2.58m (8'6") x 1.93m (6'4")

Bedroom 2 3.6m (11'10") x 2.3m (7'7")

Dressing Area 3.78m (12'5") x 1.64m (5'5")
With wardrobes

Bedroom 3 4.43m (14'6") x 2.91m (9'7")

Bathroom 2.56m (8'5") x 1.95m (6'5")
Bath, shower, w/c, whb.

Back Hall 2.83m (9'3") x 0.88m (2'11")

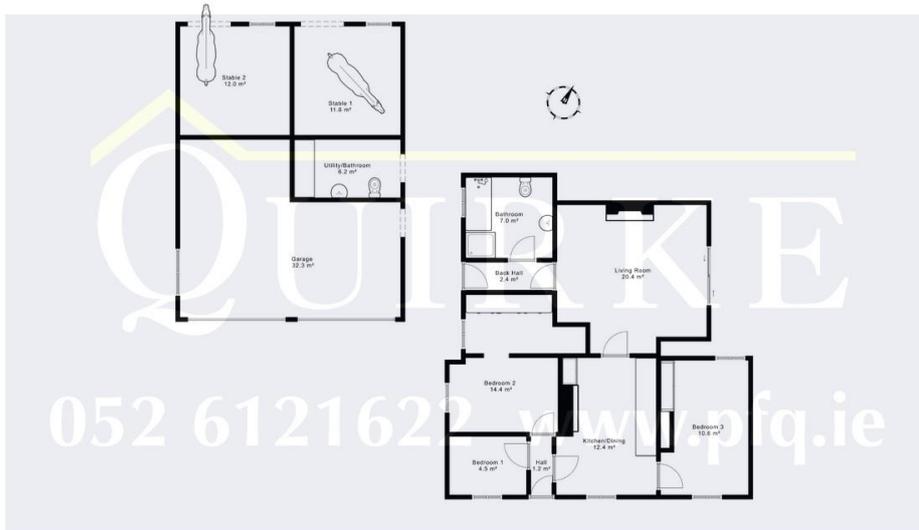
Outside

Garage 7.11m (23'4") x 5.92m (19'5")

Utility/Bathroom 3.51m (11'6") x 2m (6'7")
w/c, whb, plumbed for washing machine and dryer.

Stable 1 3.62m (11'11") x 3.61m (11'10")

Stable 2 3.06m (10'0") x 3.05m (10'0")



Total Floor Area: 84 sqm (904 sqft)



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