

<b>SERVICES</b>	Oil fired central heating, mains water & mains sewerage.
<b>BER RATING</b>	To Follow
<b>FEATURES</b>	4 Bed, 3 Bath Parking to front with sunny rear garden & side access Within walking distance of all town amenities
<b>SALE TO INCLUDE</b>	Kitchen appliances – new oven & hob with extractor fan overhead.
<b>LOCATION</b>	Abbey Court is located in this popular town of Fethard with all amenities within walking distance. Clonmel – 14km; Killenaule 11.8km; Cashel 17km



*No's 2 & 3 For Sale (side by side)*

## 3 Abbey Court, Fethard, Co. Tipperary. E91 D628

**FOR SALE BY PRIVATE TREATY**



Semi-detached residence with accommodation over 3 floors to include entrance hallway, kitchen-dining, sittingroom & toilet on ground floor, 3 bedrooms and bathroom on 1<sup>st</sup> floor with main bedroom ensuite on top floor, parking to the front and garden to rear with side access.

**GUIDE PRICE : €190,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

- Entrance Hallway** 5'09 x 4'08 (1.55 x 1.24) Tiled Floor, carpet stairwell.
- Kitchen-Dining** 16'05 x 15'01 (4.9 x 4.6) Tiled floor, kitchen units at floor and eye level, tiled between units, includes new oven and 4 ring hob with extractor fan overhead. French doors lead to living area and patio doors out to rear garden, door also leading out to side of house and toilet.



- Living Area** 14'08 x 12'10 (4.3 x 3.7) Tiled floor, solid fuel stove, storage underneath the stairs, French doors to dining area.



- Hallway** 2'10 x 4'04 (0.6 x 1.2) Tiled floor, door out to side out house.
- Toilet** 4'008 x 4'05 (1.2 x 1.1) WHB & WC, Tiled floor.

**FIRST FLOOR**

- Bedroom 1** 10 x 6'09 (3 x 1.8) Carpet flooring.
- Bedroom 2** 9'01 x 12' (2.7 x 3.6) Carpet flooring.
- Bedroom 3** 11'10 x 9'09 (3.4 x 2.8) Carpet flooring.
- Bathroom** 5'08 x 6'05 (1.5 x 1.8) WHB, WC & Bath, fully tiled floor to ceiling.



**SECOND FLOOR**

- Bedroom 4** 9'06 x 13'04 (2.8 x 4') Carpet flooring, velux window, ensuite.
- Ensuite Bathroom** 9'03 x 2'11 (2.7 x 0.6) WHB, WC and Triton T90si Electric Shower, tiled floor to ceiling.



*Viewing By Appointment Only!*