

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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

T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty



M845

No.4958



Knockinglass, Moyglass, Fethard E41 X722

- 5 Bedrooms
- PVC Windows
- Dual Heating (Oil and Solid Fuel)
- 1.33 acre site
- Large Workshop c. 4,000sq ft

Guide Price €315,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



Knockinglass, Moyglass, Fethard E41 X722

Brought to the market by PF Quirke & Co. Ltd is an excellent five-bedroom, detached two-storey residence contained in Folio TY21851, Co. Tipperary on a site of 0.4 hectares (1.33 acres). Adjacent to Moyglass and Killenaule and with an easy commute to Fethard and Cashel. The property is situated on an elevated site with commanding views of the surrounding countryside. It has been well maintained and upgraded in recent years and offers the following accommodation. Ground floor: entrance hall, 2 reception rooms, kitchen/diner, utility, shower room. First floor: 5 bedrooms and bathroom. PVC windows, dual heating (both oil and solid fuel). To the rear is a warehouse of circa 4,000 sq ft which could be converted to stables or workshops etc. The property has large road frontage with separate access to the paddock. This is a substantial residence offering good family accommodation and we recommend early inspection.

Entrance Porch 2m (6'7") x 2m (6'7")

PVC front door, tiled floor, teak panelled glass door leading to hallway.

Hallway 0.9m (2'11") x 4.25m (13'11")

Solid timber flooring.

Sitting Room 4m (13'1") x 3.02m (9'11")

Solid timber flooring, solid fuel fireplace, granite mantle and fire surround with granite grate and inset.

Living Room 4.42m (14'6") x 4.83m (15'10")

Timber mantle, solid fuel stove connected to heating system, laminate flooring.

Kitchen/Dining Room 3.66m (12'0") x 3.96m (13'0")

Fitted kitchen units at eye and floor level, integrated dishwasher, gas hob, stainless steel extractor, electric oven, laminate flooring, wall tiles over worktop.

Utility 3.66m (12'0") x 1.63m (5'4")

Plumbed for washing machine, laminate flooring.

Bathroom 2.74m (9'0") x 1.83m (6'0")

Power shower, w/c, whb, extractor fan, tiled floor and shower area tiled.

Walk-in Hotpress 3.05m (10'0") x 1.22m (4'0")

Pressurised tank.

Back Hall 0.91m (3'0") x 2.44m (8'0")

Tiled floor, PVC rear door.

Upstairs landing 3.05m (10'0") x 6.25m (20'6")

Carpet.

Bathroom 2.06m (6'9") x 2.74m (9'0")

Electric shower, w/c, whb, mirror, medicine cabinet, tiled floor and shower area tiled.

Bedroom 1 2.09m (6'10") x 4.88m (16'0")

Laminate flooring, fitted wardrobe and dressing table unit.

Bedroom 2 3.05m (10'0") x 3.15m (10'4")

Carpet.

Bedroom 3 3.15m (10'4") x 3.96m (13'0")

Carpet.

Bedroom 4 3.06m (10'0") x 2.74m (9'0")

Carpet.

Bedroom 5 2.85m (9'4") x 3.66m (12'0")

Carpet.



44 Gladstone Street Clonmel County Tipperary
 Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721

