

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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No.5005



Mobarnane, Fethard, E91 XT86

- 3 bedrooms, 2 reception rooms
- Oil fired central heating, PVC windows
- 1.28 acre site including paddock to side and mature gardens
- Workshop and store
- Gated entrance to residence and paddock

Guide Price €220,000



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Mobarnane, Fethard, E91 XT86

Brought to the market by P F Quirke & Co Ltd, the bungalow at Mobarnane sits on 0.52 Ha (1.28 acres) including paddock to side and is contained in Folio TY7659F. The residence accommodates an Entrance Hall, Sitting room, Living room, Kitchen, Utility, Guest WC, 3 bedrooms and Bathroom. Outside are a large workshop and a store. The property has PVC windows and Oil heating. The grounds are divided into garden and paddock with separate access.

This is a rare opportunity to purchase a good bungalow on a large site with a paddock in the Fethard area. We recommend early inspection.

Porch 0.84m (2'9") x 1.35m (4'5")

Tiled floor with sliding door.

Entrance Hall 3.56m (11'8") x 1.35m (4'5")

Cork tiles.

Living Room 4.09m (13'5") x 3.07m (10'1")

Carpet, open fireplace with timber mantel and marble surround.

Sitting Room 5.08m (16'8") x 3.25m (10'8")

Stanley stove, Vinyl floor.

Kitchen 5.59m (18'4") x 1.51m (4'11")

Vinyl floor, units at eye and floor level, dishwasher, fridge.

Utility 2.6m (8'6") x 1.49m (4'11")

Vinyl floor, boiler, tiled splashback, electric oven, free standing unit.

Guest w/c 1.86m (6'1") x 0.85m (2'9")

w/c.

Hallway 0.9m (2'11") x 6.65m (21'10")

Bedroom 1 4.21m (13'10") x 3.02m (9'11")

Carpet. Built in wardrobes.

Bedroom 2 2.58m (8'6") x 3.96m (13'0")

Carpet.

Bedroom 3 2.49m (8'2") x 2.64m (8'8")

Solid wood floor.

Bathroom 2.96m (9'9") x 1.88m (6'2")

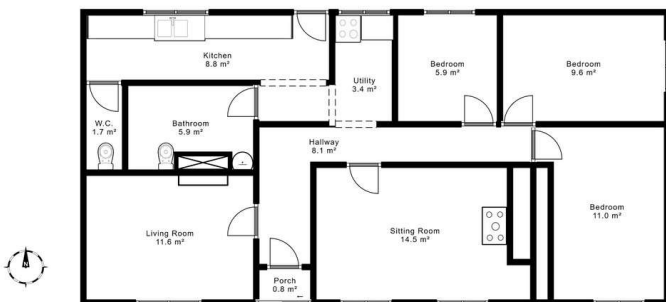
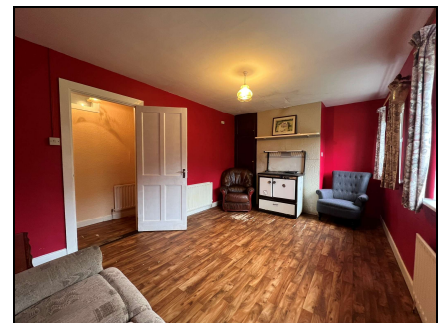
Bath, electric shower, w/c, whb, tiled splash back around bath and sink.

Shed 3.75m (12'4") x 4.04m (13'3")

Single pedestrian door access.

Workshop 5.97m (19'7") x 4.27m (14'0")

Double doors, pedestrian entrance, electricity connected.



Total Floor Area: 131 sqm (1410 sqft)

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