

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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H749

No.4962



Rosebay, Rocklow Road, Fethard, E91 K281

- 2 Bed, 1 Bath
- Fethard town centre
- Rear access
- Vacant property grant eligible
- Perfect for DIY`ers

Guide Price €100,000



44 Gladstone Street Clonmel County Tipperary
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Rosebay, Rocklow Road, Fethard, E91 K281

Brought to the market by PF Quirke & Co, this charming property presents an exciting opportunity to transform a well-located house into something truly special. Whether you're a first-time buyer eager to put your own stamp on a home, an experienced renovator, or a savvy investor searching for your next project, this property offers endless possibilities.

Ideally situated in the heart of Fethard, just a short stroll from the town's Main Street and only a 15 minute drive from Clonmel, you'll enjoy the convenience of town centre living while remaining within easy reach of Clonmel and its many amenities.

The accommodation comprises an entrance porch, a living/dining room, kitchen, bathroom on the ground floor, and two bedrooms on the first floor. To the rear, there is a private paved yard with convenient access for bins and general storage. Adding to its appeal, the property should qualify for the Vacant Property Refurbishment Grant, offering an excellent opportunity to offset renovation costs and maximise the homes potential.

Properties with this level of potential, combined with a superb central location and the possibility of grant assistance, are becoming increasingly difficult to find. Whether you're dreaming of creating your ideal home or looking for your next rewarding renovation project, Rosebay is ready for its next chapter - and it could be yours.

Early viewing is highly recommended.

Porch 1.03m (3'5") x 1.06m (3'6")

Dining/ Living room 3.91m (12'10") x 5.39m (17'8")

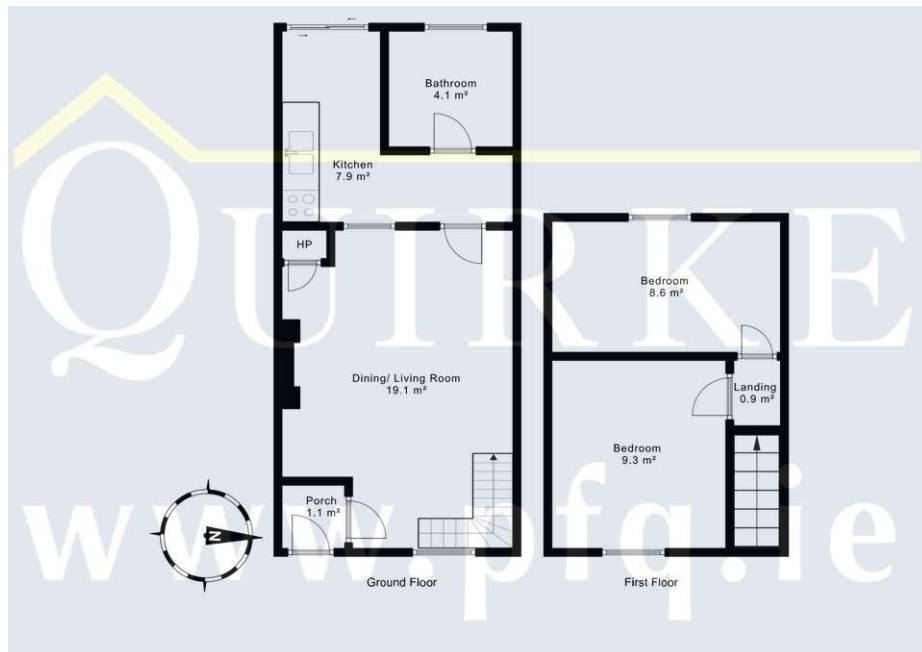
Kitchen 3.23m (10'7") x 1.1m (3'7")

Bathroom 2.1m (6'11") x 1.95m (6'5")

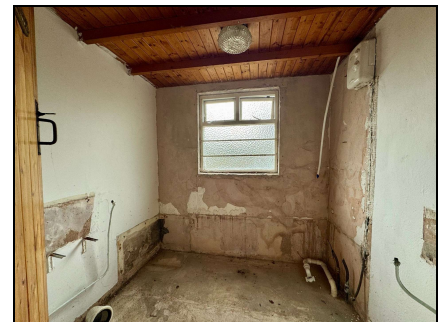
Bedroom 3.18m (10'5") x 2.94m (9'8")

Bedroom 3.87m (12'8") x 2.21m (7'3")

Landing 0.95m (3'1") x 1m (3'3")



Total Floor Area: 49 sqm (527 sqft)



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