

For Sale by Private Treaty

Asking Price €65,000

Sherry
FitzGerald
Power & Walsh



11 Pairc Ard
Newcastle
Co. Tipperary

BER C1



This 3 bedroom mid terrace dwelling house is adjacent to all amenities in Newcastle village.

Approximately 936 sq ft, this property is in need of some upgrading. 11 Pairc Ard would ideally suit a first time buyer. Features include gas fired central heating and teak double glazed PVC windows.

Viewing recommended.



Accommodation

GROUND FLOOR

Entrance Hall 5.16m x 2.06m (16'11" x 6'9"): with vinyl floorcovering.

Sitting Room 4.32m x 3.12m (14'2" x 10'3"): with electric fire with timber surround and granite insert, carpet, blind.

Kitchen 5.30m x 3.70m (17'5" x 12'2"): with vinyl floorcovering, built in units, electric cooker, gas hob, washing machine, stainless steel sink unit, boiler.

Landing 2.84m x 2.16m (9'4" x 7'1"): landing and stairs with carpet.

Toilet with wc, whb, vinyl floorcovering.

FIRST FLOOR

Bedroom One 3.00m x 3.68m (9'10" x 12'1"): with carpet, built in units.

Bedroom Two 2.60m x 3.68m (8'6" x 12'1"): with carpet, built in units.

Bedroom Three 2.57m x 2.50m (8'5" x 8'2"): with carpet, built in units.

Bathroom 2.50m x 2.16m (8'2" x 7'1"): with vinyl floorcovering, wc, whb, bath, electric shower.

Special Features & Services

- Gas fired central heating
- Teak PVC double glazed windows and teak door
- Good sized back garden
- Close to all village amenities
- Ideal for first time buyer

Garden

Good size garden to the rear.

Directions

From Clonmel, travel to the village of Newcastle, when in the village, take a left at the crossroads signposted for Dungarvan. Pairc Ard is located on your right hand side across the road from the national school.





Contact:

Sherry FitzGerald Power & Walsh
6 Market Street
Clonmel
Co Tipperary
Negotiator: Dermot Power

T: 052 6170720 **F:** 052 6170721

E: info@sherryfitzclonmel.ie

Viewing

Viewing by appointment.

sherryfitz.ie

Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- 2 The vendor does not make or give Sherry FitzGerald Power & Walsh or its staff authorised to make or give any representation or warranty in respect of this property.
- 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
- 6 Licence No. 001862