

For Sale by Private Treaty

Asking Price €40,000

Sherry  
FitzGerald  
Power & Walsh



25 Hughes Mill  
Clonmel  
Co. Tipperary

BER C1

Located in the town centre, this investment opportunity is situated in the Hughes Mill apartment complex. This spacious apartment, 560 sq ft approx, is a 2 bedroom second floor apartment presented in good condition. The building is located by the River Suir and there is ample car parking available in the adjoining car park. Viewing recommended.

BER: C1

BER No. 106181639

Energy Performance Indicator: 156.9 kWh/m<sup>2</sup>/yr

### Special features

- 2nd floor apartment
- South facing
- Storage heating
- Town centre location

### Accommodation

**Entrance Hall** 2.16m x 2.82m (7'1" x 9'3"): with timber floor.

**Kitchen/Living Room** 6.10m x 3.58m (20' x 11'9"): with timber floor, MDF kitchen units, two seater couch x 2, kitchen table and 4 chairs, TV unit, coffee table, fridge freezer, washing machine, electric cooker and hob, extractor fan.

**Bedroom One** 3.56m x 2.08m (11'8" x 6'10"): with timber floor, wardrobe, locker, double bed, curtains.

**Bedroom Two** 3.56m x 2.74m (11'8" x 9'): with timber floor, curtains, wardrobe, desk, locker, double bed.

**Hot Press** with immersion.

**Bathroom** 1.65m x 2.80m (5'5" x 9'2"): with wc, whb, bath, shower in bath, shower curtain, tiled floor, tiled around bath area.



### Contact:

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**Negotiator: Dermot Power**

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### 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.
- Auctioneers Licence Number 001862