

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



H724

No.4585



Brodeen, Fethard, Co. Tipperary E91 RT96

- 18.42Ha (45.5ac) Residential Farm
- Excellent farm buildings
- Top-quality lands
- Close to Fethard and Cashel

Guide Price €800,000



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



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Brought to the market by P F Quirke & Co Ltd is a very rare opportunity to purchase a good residential holding within a kilometre of Fethard on the Cashel road. The farmlands at Brodeen extend to approximately 45.5 acres of good quality lands currently all in grass. There is a two-storey residence on the property which accommodates two bedrooms. Farm buildings include a recently built six-span, double-sided slatted shed with modern specification. There is a three span haybarn and lean-to. The lands are nicely divided, paddocked, fenced and watered, and the aspect is excellent with great views and plenty of timber on the property. Farms like this near Fethard do not come to the market often. We recommend early inspection.

Folios TY12997, TY12999, TY33438

Entrance Hallway 1.19m (3'11") x 2.16m (7'1")

Kitchen/Dining Room 4.77m (15'8") x 4.89m (16'1")

Electric oven, floor and eye level storage, tiles floor

Utility 2.43m (8'0") x 2.44m (8'0")

Washer and dryer, storage units at floor and eye level, access to the rear, tile floor

Living Room 4.76m (15'7") x 3.03m (9'11")

Solid fuel stove, Decorative stone fireplace, laminated floor.

Upstairs Landing 2.42m (7'11") x 2.08m (6'10")

Carpet floor

Bedroom 1 4.9m (16'1") x 3.1m (10'2")

Solid wood floor

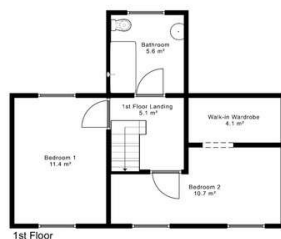
Bathroom 2.59m (8'6") x 2.45m (8'0")

Bath, electric shower, tiled floor

Bedroom 2 2.97m (9'9") x 4.92m (16'2")

Carpet floor, Walk-in wardrobe.

Walk-in Wardrobe 1.82m (6'0") x 3.32m (10'11")



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