44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.

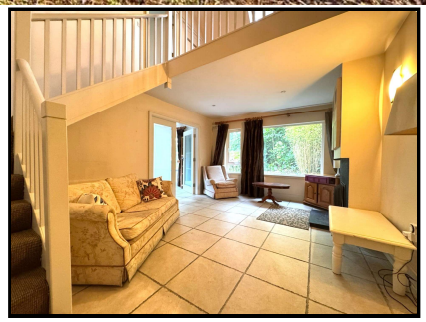
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R483

No.5314



9 Kilcoran, Cahir, E21 XN72



- 3 Bed, 3 Bath
- Woodland Setting
- Less than 1 hour to Cork
- Double glazed PVC windows

Guide Price €160,000

9 Kilcoran, Cahir, E21 XN72











P.F. Quirke & Co. are delighted to present this superb home, nestled at the foot of the Galtee Mountains and offering the perfect balance of countryside living and commuter convenience. Situated just minutes from Cahir, Cashel and Mitchelstown, the property enjoys excellent access to the M8 at Junction 11, with Cork City less than an hour away and Dublin within comfortable reach.
Finished to a high standard, the ground floor features a welcoming porch, a bright living room, a modern kitchen/dining area, one bedroom and a bathroom. Upstairs, there are two spacious en-suite bedrooms together with a large mezzanine landing, which works equally well as a study or home office — an ideal feature for those working remotely.
This home will appeal strongly to commuters looking for an easy journey to the city, while also offering exceptional value for first-time buyers or young families seeking a quality home in a peaceful yet accessible location.
Early viewing is highly recommended.

Porch 1.37m (4'6") x 1.71m (5'7")
Tiled floor

Living room 5.37m (17'7") x 3.77m (12'4")
Tiled floor, double height ceiling, solid fuel open fire with stone hearth

Kitchen/ Dining room 5.38m (17'8") x 3.67m (12'0")
Tiled floor, solid timber kitchen units at eye and floor level, granite counter

Bedroom 3.56m (11'8") x 3.68m (12'1")
Tiled floor, Timber wardrobes

Bathroom 1.67m (5'6") x 2.34m (7'8")
Tiled floor, tiled bath and shower area, whb, wc, granite counter

Upstairs Landing 3.78m (12'5") x 2.78m (9'1")
Carpet floor, velux window

Hot Press 1.57m (5'2") x 0.68m (2'3")

Bedroom 3.07m (10'1") x 3.07m (10'1")
Carpet floor

En-Suite 1.58m (5'2") x 2.08m (6'10")
Tiled floor, tiled shower area, whb, wc, granite counter

Bedroom 3.07m (10'1") x 3.07m (10'1")
Carpet floor

En-Suite 2.08m (6'10") x 1.58m (5'2")
Tiled floor, tiled shower area, wc, whb, granite counter

Total Floor Area: 96 sqm (1033 sqft)

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