

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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No.5470



Whitesfort, Kilmanahan Clonmel, E91 V524

- 3 bed detached bungalow
- Woodgrain pvc double glazed windows
- Oil fired central heating
- Boiler house & garden shed

Guide Price €125,000



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Whitesfort, Kilmanahan Clonmel, E91 V524

For sale by online Auction (UPS)

On the P F Quirke & Co Ltd Online Auction platform

PF Quirke & Co. Ltd are delighted to present to the market this detached 3-bedroom bungalow, set on a generous site of 0.18Ha (0.45 acres).

Ideally located just off the Clonmel-Dungarvan road, the property is equidistant between Clonmel and Ballymacarbry, offering the perfect balance of rural tranquillity and accessibility.

Enjoying an elevated position with commanding views over the surrounding countryside, the accommodation comprises an entrance hall, sitting room, living room, kitchenette, three bedrooms and family bathroom.

Features include woodgrain PVC double-glazed windows and oil-fired central heating.

Externally, the property is complemented by outbuildings including a boiler house and garden shed. While vacant for some years, it offers excellent potential for further expansion or modernisation, making it an ideal opportunity for those seeking a home in a picturesque rural setting. The property may also qualify for the Vacant Homes Grant.

NB It will be necessary to sink a well for a water connection.

Early viewing is strongly recommended to appreciate the location and potential on offer.

Hall 1.11m (3'8") x 3.88m (12'9")

teak front door

Sitting Room 3.88m (12'9") x 3.9m (12'10")

solid fuel fireplace

Living Room 3.58m (11'9") x 4.08m (13'5")

fitted oil fired stove, fitted shelving, hotpress, laminate flooring

Kitchenette 1.82m (6'0") x 1.7m (5'7")

with stainless steel sink unit & fitted presses, tile floor, teak rear door

Corridor 0.87m (2'10") x 4.7m (15'5")

leading to...

Bedroom 3.37m (11'1") x 3.38m (11'1")

solid fuel fireplace

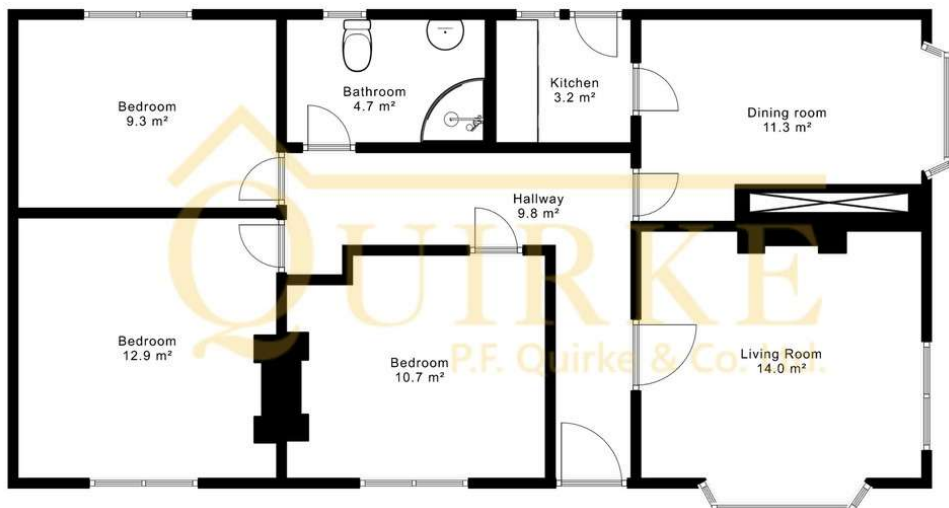
Bedroom 3.98m (13'1") x 3.72m (12'2")

solid fuel fireplace, fitted wardrobe

Bedroom 2.52m (8'3") x 3.96m (13'0")

Bathroom 2.86m (9'5") x 1.85m (6'1")

comprising electric shower & cubicle, wc, whb, shower area tiled



Total Floor Area: 83 sqm (893 sqft)



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