



Merino House, Glenconnor Rd, Clonmel, E91 K027

4 Bed Detached Bungalow close to Clonmel town centre

Guide Price €350,000 Freehold





Bedroom 3
3.81m (12'6") x 3.65m (12'0")
 Mirrored slide robes, shower and cubicle.

Bathroom
2.11m (6'11") x 2.75m (9'0")
 Tiled floor to ceiling, bath, electric shower, wc, whb.

Bedroom 4
3.03m (9'11") x 2.75m (9'0")
 Fitted wardrobe.

Garage
3.33m (10'11") x 3.73m (12'3")
 Up and over garage door.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 4-bed detached bungalow
- Attached Garage
- Walking distance to town centre
- Well laid out grounds
- Ample off road parking.
- Oil Fired Central Heating
- PVC double glazing

Brought to the market by P. F. Quirke & Co is an excellent 4 Bedroom detached bungalow with attached garage on a site of c.1/4 acre.

The property is located on the Glenconnor road, just off Western road and within walking distance of the town centre. It has PVC double glazing and oil fired central heating. The grounds are enclosed and well-maintained mostly in lawn, with ample off road parking.

The accommodation includes: porch, hallway, sittingroom, kitchen/dining room, conservatory, utility/laundry, guest wc, 4 bedrooms one with shower and cubicle, bathroom, store and garage. This is an ideal opportunity to purchase a bungalow residence convenient to all services. Early inspection recommended.

NB: the property has been vacant for over two years and may qualify for the vacant homes grant.

Entrance Porch
1.38m (4'6") x 1.48m (4'10")
 Aluminium sliding doors.

Hallway
3.44m (11'3") x 1.77m (5'10")

Sitting Room
5.19m (17'0") x 3.7m (12'2")
 Solid fuel fireplace, teak mantle, marble inset and base, fitted display cabinet, hotpress, coving.

Open Plan Kitchen/Dining Room
3.84m (12'7") x 5.46m (17'11")
 with light oak fitted units at eye and floor level, breakfast counter, integrated double oven, fridge/freezer, dishwasher, coving and Georgian PVC doors leading to conservatory.

Conservatory
3.14m (10'4") x 3.08m (10'1")
 Tiled floor sliding door to patio and garden.

Boiler House
0.93m (3'1") x 3.76m (12'4")

Utility/Laundry Room
2.27m (7'5") x 8.52m (27'11")
 with sink and fitted units, plumbed for washing machine/dryer.

Guest w/c
1.23m (4'0") x 1.62m (5'4")
 w/c, whb.

Store
3.3m (10'10") x 2.02m (6'8")

Corridor
0.92m (3'0") x 7.17m (23'6")
 Stira stairs to attic.

Bedroom 1
3.76m (12'4") x 3.65m (12'0")
 Fitted wardrobe.

Bedroom 2
4.72m (15'6") x 3.65m (12'0")
 Fitted Wardrobe.

