

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.4676



Rathloose, Powerstown, Clonmel, E91 KF74

- Prime location just outside Clonmel Town
- Large site of 1.56ac with gardens and paddock
- Oil central heating
- Fantastic views of the Comeragh Mountains
- 4 bed, 1 bath bungalow

Guide Price €340,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



Rathloose, Powerstown, Clonmel, E91 KF74

P.F. Quirke & Co. Ltd are delighted to bring Rathloose, Powerstown to the market. This large detached bungalow is nicely situated on 1.56ac (0.63Ha) in an elevated location in the ever-popular Powerstown area, with excellent views southwards towards the Comeraghs. The property has good residential accommodation and the bonus of 2 paddocks and assorted sheds together with a garden area, ideal for a growing family.

The residence itself contains an entrance hall, sitting room, large living room and large kitchen/diner, guest w/c, four bedroom and a bathroom. The property has oil central heating and aluminium windows. While in need of some modernisation, this property offers many possibilities. The gardens are well developed with a gated entrance and access to the paddock from the road. This is a very rare opportunity to purchase a sizeable house with out-buildings on a large site in the Powerstown area. We recommend early inspection.

Entrance Hall 6.77m (22'3") x 4.57m (15'0")
Carpet.

Sitting room 4.25m (13'11") x 3.37m (11'1")
Open fire place with tile surround.

Bedroom1 4.25m (13'11") x 3.51m (11'6")
Carpet.

Bedroom 2 2.91m (9'7") x 2.71m (8'11")
Carpet

Bedroom 3 2.89m (9'6") x 4.15m (13'7")
Wooden floors and bay window.

Bedroom 4 3.84m (12'7") x 3.44m (11'3")
Built in wardrobes, carpet.

Bathroom 1.5m (4'11") x 3.12m (10'3")
Laminate flooring, electric shower, w/c, tiled walls, whb.

Back Hall 2.38m (7'10") x 1.93m (6'4")
Tiled floor with door leading to side of house.

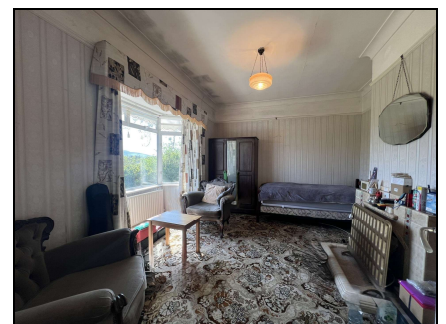
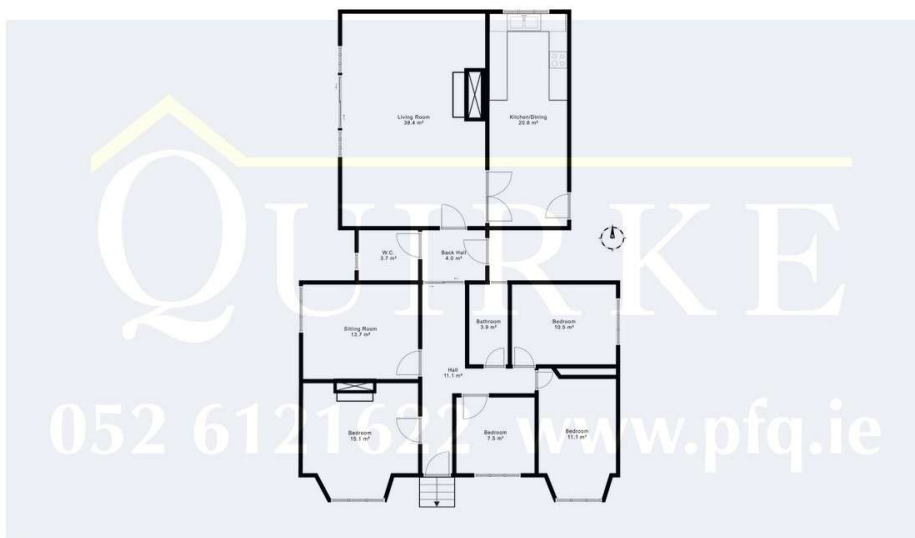
Guest w/c 2.11m (6'11") x 1.75m (5'9")
Tiled floor, whb, w/c.

Living Room 4.63m (15'2") x 7.69m (25'3")
Open fire place, sliding door leading to patio.

Kitchen/Dining Room 7.92m (26'0") x 2.9m (9'6")
Wooden floors and door leading to rear, unit at eye and floor level, electric oven.

Garage 3.42m (11'3") x 7.13m (23'5")

Workshop 4.81m (15'9") x 1.09m (3'7")



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