



Ballynoran, Clonmel, E32 RF77

4 Bed Detached Dormer and Workshop on 0.75acre

Guide Price €400,000 Freehold





Bedroom 1
7m (23'0") x 5.05m (16'7")
 fitted wardrobes and chest of drawers unit, carpet, pvc window to front/velux window to rear.

En-Suite
2m (6'7") x 2.75m (9'0")
 Jacuzzi shower and cubicle, wc, glass topped whb/mirror, velux window, heated towel rail.

Bedroom 2
3.08m (10'1") x 5.06m (16'7")
 Mirrored wardrobe. carpet

En-Suite
1.27m (4'2") x 3.01m (9'11")
 Jacuzzi shower/cubicle, wc, whb, heated towel rail, tile floor, extractor fan.

Bedroom 3
2.09m (6'10") x 4.35m (14'3")
 Carpet, 2 velux windows

En-Suite
1.02m (3'4") x 3.01m (9'11")
 jacuzzi shower and cubicle, wc, whb, heated towel rail, extractor fan, tile floor, velux window.

Workshop
15.24m (50'0") x 9.14m (30'0")
 roller door access. wc/whb.

Boiler House
3.02m (9'11") x 2.74m (9'0")

Bicycle Shed
4.12m (13'6") x 2.74m (9'0")

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.

- pvc windows
- Oil Fired Heating
- Regency internal doors
- Secure gated entrance
- Tarmac driveway
- Large workshop
- Mature site

Brought to the market by P.F. Quirke & Co is an Outstanding 4 bed detached dormer style residence with a large workshop on a site of c 0.75 acre locate on the N24 closed to Kilsheelan village, Carrick on Suir and Clonmel, and a short commute to Waterford /Kilkenny. The property has been tastefully decorated and well maintained, has the benefit of a secure gated entrance with a sweeping tarmac driveway. It offer good living accommodation ie; hallway, Large sittingroom, Open plan kitchen/diner/conservatory, utility, 4 bedrooms, 4 bathrooms. pvc windows, OFCH. There is a Large Garage/Workshop(50x30) to the rear with roller door access and concrete apron. The grounds are well laid out with mature lawns and timber decking area. This is an excellent property in an ideal location and early inspection is invited.

Hallway
5.81m (19'1") x 3.38m (11'1")

teak front door. tile floor

Sittingroom
6.09m (20'0") x 4.07m (13'4")
 solid hardwood floor. attractive marble fireplace, metal inset, granite base, coving, pvc double doors to garden.

Open Plan Kitchen/Diner/Conservatory
4.35m (14'3") x 8.06m (26'5")
 Fitted kitchen units at eye and floor level, breakfast counter, integrated appliances; ie Dishwasher, fridge, electric oven/hob, extractor hood, recessed lights, tile flooring.

Conservatory
 tile flooring, velux window, solid fuel stove, pvc double doors to timber decking area.

Utility
2.08m (6'10") x 2.06m (6'9")
 stainless steel sink unit, fitted

cupboards, storage closet, plumbed for washing machine, tile floor

Back Hall
0.95m (3'1") x 2.76m (9'1")
 tile floor

Bedroom 4
4.02m (13'2") x 3.75m (12'4")
 fitted wardrobes and headboard, semi solid timber floor

Bathroom
1.95m (6'5") x 2.06m (6'9")
 Jacuzzi bath/electric shower/wc, vanity unit, mirrored medicine cabinet, heated towel rail, fully tiled floor to ceiling. doubles as en-suite to bedroom 4

Inner Hall
1m (3'3") x 2.07m (6'9")
 tile floor

Landing
4.07m (13'4") x 2.04m (6'8")
 velux window, walk in hotpress, carpet

