



Scrouthea West, Clonmel, E91 HW70

Outstanding bungalow residence on 7 acres on the suburbs of Clonmel

Guide Price €450,00





Residence 2

Entrance hallway

1.55m (5'1") x 3.04m (10'0")
teak double front doors, flagstone floor, open tread staircase to floored attic

Open plan Living room/Sitting Room/Kitchen

bay window to the front and rear, raised solid fuel stove, cathedral style ceiling with exposed timbers, recessed lights, flagstone floor, pine kitchen units and worktop, Whirlpool stainless steel canopy hood

Corridor

0.96m (3'2") x 7.43m (24'5")
flagstone floor

Bedroom

3.95m (13'0") x 3.03m (9'11")
semi-solid timber flooring

Bedroom

3.16m (10'4") x 3.15m (10'4")
semi-solid timber flooring

Shower room

2m (6'7") x 3.11m (10'2")
comprising jacuzzi shower and cubicle, wc, marble washstand cabinet, tile floor, timbered walls to halfway

Boiler room & Hotpress

2.05m (6'9") x 2.75m (9'0")

Workshop

4.12m (13'6") x 10.36m (34'0")
with lights and power points, stainless steel stairs and timber decking entrance to...

Games room/Office

4.73m (15'6") x 4.42m (14'6")

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into

- 5 bed bungalow
- Elevated site with 7acres
- Teak double glazing
- Oil fired central heating
- Excellent views
- Underfloor Heating

Brought to the market by P.F. Quirke & Co. Ltd is an excellent five bed, detached bungalow on c. 7 acres. The property is currently laid out as two separate dwellings.

Residence 1 comprises Hallway, Sitting room, Kitchen, 3 Bedrooms and Bathroom.

Residence 2 comprises Hallway, large open-plan Sitting room/Dining room/Kitchen off which are two Bedrooms, Bathroom and Boiler room, open tread stairs to bonus attic accommodation,

The property has teak double-glazed windows and oil fired central heating. Outside are a Workshop, Games room and 2 Stables.

The lands extend to some 7acres and are all in grass. The property in an elevated location with exceptional views over Clonmel and on to Slievenamon.

The property is located in an ideal location close to Clonmel. This is an exceptional family residence, providing excellent accommodation, with easy

access to all amenities. Early inspection invited.

Residence 1

Hall

1.91m (6'3") x 3.44m (11'3")
teak front door, semi solid timer flooring

Sitting Room

7.63m (25'0") x 5.95m (19'6")
with arched window to the side, bay window to the front, semi-solid timber floor, solid fuel stove, aluminium double glazed sliding doors to outside

Kitchen

3.04m (10'0") x 3.01m (9'11")
Pine fitted kitchen units, stainless steel canopy hood, tile floor

Utility

1.75m (5'9") x 2.03m (6'8")
Plumbed for dishwasher and washing machine, tile floor, teak back door

Corridor

0.96m (3'2") x 7.43m (24'5")
Spacious hotpress, semi-solid timber flooring leading to...

Bedroom

3.95m (13'0") x 3.03m (9'11")
wall to wall fitted wardrobes, semi-solid timber flooring

Bedroom

3.95m (13'0") x 3.03m (9'11")
wall to wall fitted wardrobes, semi-solid timber flooring

Bedroom

2.07m (6'9") x 4.02m (13'2")
semi-solid timber flooring

Bathroom

1.83m (6'0") x 3.08m (10'1")
comprising jacuzzi shower and cubicle, vanity unit and mirror, wc, heated towel rail, tile floor, walls tiled to halfway



Scrouthea West, Clonmel, E91 HW70

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Guide Price €450,000