

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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No.4615



## Ballyvera, Ardfinnan, E91 PA07

- 5 Bed, 2 Reception, Residence on 1.2acres
- Views of the Knockmealdown mountains
- Large garden and paddock
- Close to Ardfinnan Village
- Ideal family home

**Guide Price €355,000**



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



# Ballyvera, Ardfinnan, E91 PA07

Brought to the market by P.F.Quirke & Co. Ltd is a most attractive five bed detached bungalow residence on 1.2 acres close to Ardfinnan. The property is situated on an elevated site with commanding views of the Knockmealdown mountains. The property has been extended in recent years and offers the following accommodation: Ground floor: Entrance hall, two Reception rooms, Kitchen, Utility, three Bedrooms, Bathroom. Upstairs are two further Bedrooms, En-suite and Games room. The property has woodgrain PVC windows and oil fired central heating. This is an ideal opportunity to purchase an excellent detached home in splendid decorative order close to Ardfinnan, Newcastle, Cahir and a short commute to Clonmel. Early inspection invited.

**Entrance Hall 1.46m (4'9") x 6.16m (20'3")**  
with tile floor

**Living Room 3.35m (11'0") x 4.7m (15'5") Approx**  
with solid wood floor, solid fuel fireplace with marble mantle

**Kitchen 2.26m (7'5") x 5.49m (18'0")**  
with tile floor, storage units at eye and floor level, gas hob, electric oven

**Sitting Room 3.35m (11'0") x 3.78m (12'5")**  
with laminate flooring, solid fuel open fire, sliding door to front garden

**Utility 2.05m (6'9") x 3.02m (9'11")**  
plumbed for washing machine, understairs storage, door to back yard

**Main Hallway 7.56m (24'10") x 1.17m (3'10")**  
with tile floor

**Bedroom 1 3.03m (9'11") x 3.24m (10'8")**  
with laminate flooring

**Bathroom 3.01m (9'11") x 2.15m (7'1")**  
comprising jacuzzi bath, shower attachment, whb, wc, fully tiled floor to ceiling

**Bedroom 2 3.02m (9'11") x 3.92m (12'10")**  
with laminate flooring

**Bedroom 3 3.35m (11'0") x 3.91m (12'10")**  
with laminate flooring

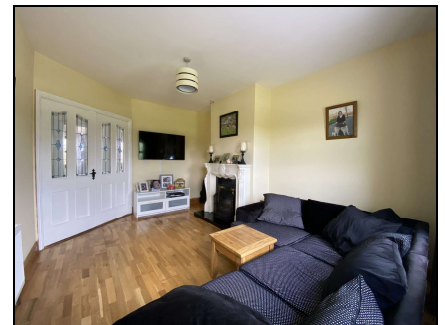
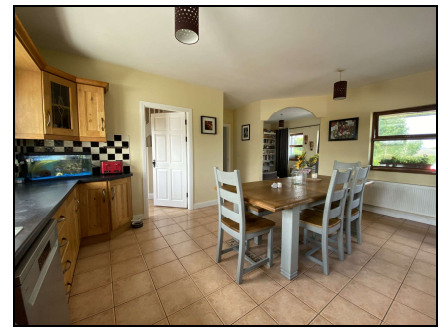
**En-Suite 1.16m (3'10") x 2.66m (8'9")**  
fully tiled floor to ceiling, whb, wc, large electric shower

**Upstairs Games Room 5.17m (17'0") x 3.07m (10'1")**  
with laminate flooring, velux windows, storage space

**Office/Bedroom 4 4.05m (13'3") x 3.06m (10'0")**  
with laminate flooring

**Bedroom 5 3.08m (10'1") x 5.87m (19'3")**  
with walk-in wardrobe, laminate flooring

## Out-offices



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