



## Garryroe, Nicholastown, Grange, Clonmel, E91 F2N3

Outstanding 5-bedroom, 5-bathroom, 3- reception room home on 0.49 hectares (1.2 acres) with stables and paddock.

**Guide Price €595,000**

**BER B2**







Brought to the market by PF Quirke & Co. Ltd is this fabulous 5-bedroom, 5-bathroom, 3-reception room residence with stables and paddock on 0.49 hectares (1.2 acres) at Garryroe, Nicholstown, Grange, Clonmel. This property has been developed to the highest of standards with flooring including marble tiles and walnut, kitchen units with work tops in marble, bathroom with jacuzzi and sauna and many other top of the range features throughout. Accommodation includes an entrance porch, entrance hallway, living room, sitting room, games room, kitchen/dining room, utility, two bedrooms and bathroom at ground floor with a further three full bedroom suites at first floor level. The house extends to approx 390 sq. mt. (4,200 sq. ft.) and is in move-in condition. Outside is a barn with 3 stables and turn-out area. The property has the privacy of a rural location yet with easy access to Clonmel, Cahir, the M8 and the N24.

This is a very rare opportunity to purchase truly exceptional residence. We recommend early inspection.

**Entrance Porch**  
**3.06m (10'0") x 1.99m (6'6")**  
marble tile floor

**Entrance Hallway**  
**5.24m (17'2") x 3.04m (10'0")**  
marble tile floor

**Main Hallway**  
**1.34m (4'5") x 11.66m (38'3")**  
marble tile floor

**Kitchen/Dining Room**  
**5.32m (17'5") x 8.87m (29'1")**  
marble tile floor, storage units at eye and floor level, Belfast sink, centre island, marble countertops, gas Rangemaster, French doors to patio, French doors to .....

**Living Room**  
**5.32m (17'5") x 4.84m (15'11")**  
walnut flooring, open fireplace with marble mantle, french doors to patio area

**Sitting Room**  
**4.04m (13'3") x 4.09m (13'5")**  
walnut flooring, electric insert gas stove with marble mantle

**Utility**  
**4.13m (13'7") x 4.4m (14'5")**  
built-in storage and eye and floor level, marble countertop, marble tile floor, rear door

**Bathroom**  
**1.73m (5'8") x 1.84m (6'0")**  
electric shower, wc, whb, marble tile floor, tiled walls

**Hotpress**  
**1.89m (6'2") x 0m (0")**  
depth

**Games room/Bedroom 1**  
**6.83m (22'5") x 3.79m (12'5")**  
marble tile floor, mini bar with fridge, countertop, built-in bench, gas boiler, french doors to rear

**Main Bathroom**  
**3.72m (12'2") x 3.67m (12'0")**  
marble tile floor and part marble tiled walls, jacuzzi bath, shower, wc, whb, sauna unit

**Bedroom2**  
**5.13m (16'10") x 3.89m (12'9")**  
walnut flooring

**Walk-in Wardrobe**  
**2.51m (8'3") x 3.76m (12'4")**  
walnut flooring

**Upstairs Landing**  
**2.04m (6'8") x 8.15m (26'9")**  
walnut flooring

**Upstairs hallway**  
**7.25m (23'9") x 1.06m (3'6")**  
**Master Bedroom**  
**7.43m (24'5") x 7.78m (25'6")**  
laminate wood flooring, two walk-in wardrobes

**Walk-in wardrobe 1**  
**2.27m (7'5") x 1.82m (6'0")**

**En-suite**  
**3.23m (10'7") x 3.05m (10'0")**  
shower, wc, whb, marble tile floor and walls

**Walk-in Wardrobe 2**  
**2.63m (8'8") x 2.07m (6'9")**

**Storage room**  
**1.84m (6'0") x 2.67m (8'9")**  
walnut flooring

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

- Detached residence in outstanding condition
- 5 bed, 5 bath property
- Large garden with 4 stable barn
- Modern decor throughout
- Easy access to Clonmel, Cahir, M8, N24

