

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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No.4480



Tail Race, Clogheen, E21 WF24

- Bungalow
- Close to village centre
- Beautiful setting with large mature garden
- Riverside location
- Gas Central Heating

Guide Price €285,000

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Tail Race, Clogheen, E21 WF24

Brought to the market by PF Quirke and Co. Ltd. is a 3 bedroom bungalow on wooded riverside site extending to 0.63 Ha (1.56 acres) on the edge of Clogheen village. The bungalow residence has been nicely developed and accommodates an entrance hall, living room, kitchen/dining room, utility, 3 bedrooms and 2 bathrooms. Outside is a large garage and store. The beauty here is the extensive frontage to the River Duag and the woodland site which offers a fabulous amenity to the bungalow. The property is a 2 minute walk to Clogheen village centre and medical centre with easy access to Clonmel, Cahir, Mitchelstown and over the Vee to Lismore and Cappoquinn. This is a very rare opportunity to purchase a well located, life-enhancing property. We recommend early inspection.

Entrance Hall 3.49m (11'5") x 2.27m (7'5")

Herringbone pattern wood floor

Living Room 3.95m (13'0") x 4.31m (14'2")

Wood floor, solid wood stove.

Kitchen/Dining Room 3.29m (10'10") x 6.05m (19'10")

Tile floor, storage units at eye & floor level, integrated oven with gas hobs

Utility 2.45m (8'0") x 3.29m (10'10")

Back door to garden, storage at eye & floor level.

Hallway 0.96m (3'2") x 7.04m (23'1")

Herringbone pattern wood floor

Bedroom 1 2.79m (9'2") x 2.68m (8'10")

Wood floor, built-in wardrobe

Bedroom 2 2.79m (9'2") x 4.15m (13'7")

Carpet floor

En-Suite 0.96m (3'2") x 2.28m (7'6")

Tile floor, Shower, WHB, WC.

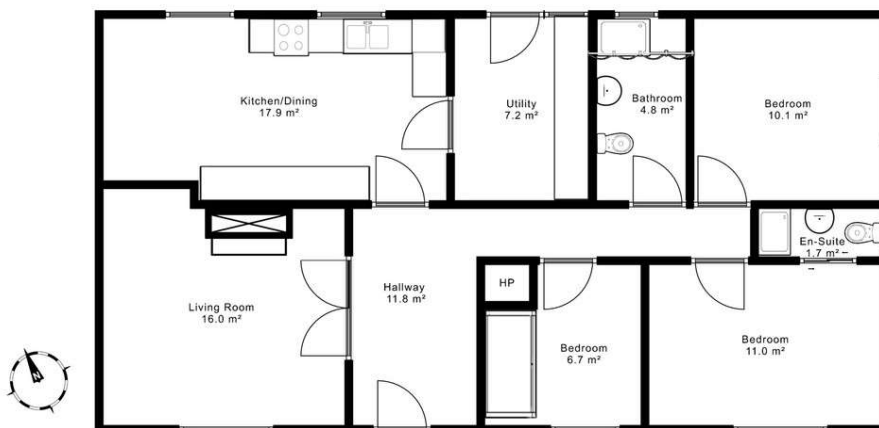
Bedroom 3 3.27m (10'9") x 3.36m (11'0")

Wood floor

Bathroom 3.27m (10'9") x 1.67m (5'6")

Tile floor, Shower, HWB, WC.

Total Floor Area: 97 sqm (1044 sqft)



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