



10 Fan Aoibhinn, Clonmel, E91 F6W8

Exceptional 4-bed, 3-bath, 3 reception room detached house in cul-de-sac location.

Guide Price €390,000 Freehold





Bedroom 2
2.94m (9'8") x 2.49m (8'2")
 Laminate flooring, built in wardrobes.

Bathroom
2.47m (8'1") x 1.94m (6'4")
 Tiled floor, tiled splashback around bath, bath, whb, w/c, electric shower.

Bedroom 3
4m (13'1") x 3.68m (12'1")
 Laminate flooring, built in wardrobe and desk.

Bedroom 4
3.86m (12'8") x 4.18m (13'9")
 Laminate flooring, built in wardrobe.

Ensuite
2m (6'7") x 1.68m (5'6")
 Electric shower, tiled floors, w/c, whb.

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.

- 4 Bedrooms, 3 Bathrooms, 3 Reception rooms
- Great residential area
- Ideal family home
- Close to town centre
- Rear garden with side access
- Gas central heating, PVC windows
- Fibre Broadband.

Brought to the market by PF Quirke & Co. is this fabulous detached 4 bedroom, 3 bathroom, 3 reception room house in Fan Aoibhinn, Clonmel. This is a great location close to the N24 and Town centre and a short walking distance from The Talbot Hotel and The Poppyfield Retail Centre.

Accommodation includes: entrance porch, entrance hall, sitting room with double doors to a large kitchen/diner, office and family room/bedroom 5, utility and w/c at ground floor with 4 bedrooms and 2 bathrooms at first floor. The property has PVC windows and gas central heating and extends to 170 sq mts.

This is a great opportunity to purchase and exceptional detached residence in a much sought after location. We recommend early inspection.

Entrance Porch
2.43m (8'0") x 1.22m (4'0")
 Laminate floor.

Entrance Hall
5.22m (17'2") x 2.07m (6'9")
 Laminate floor.

Living Room
5.15m (16'11") x 3.77m (12'4")
 Laminate Flooring, stove insert, solid fuel stove with marble mantle piece.

Guest W/C
0.81m (2'8") x 1.86m (6'1")
 Tiled Floor, WHB, W/C

Kitchen/Dining Room
9.32m (30'7") x 3.46m (11'4")
 Laminate flooring, sliding door to back garden, double doors to living room, storage units at eye and floor level with kitchen island, integrated gas hob, electric oven.

Utility
2.97m (9'9") x 2.25m (7'5")
 Laminate flooring, storage units at eye and floor level, door leading to back garden.

Family Room
2.97m (9'9") x 5.71m (18'9")
 Laminate Floor.

Office/Bedroom 5
2.97m (9'9") x 4.5m (14'9")
 Laminate Flooring, large window. Ideal space for those working from home or in need of a home office.

Landing
3.07m (10'1") x 2.62m (8'7")
 Carpet.

Bedroom 1
3m (9'10") x 4.46m (14'8")
 Laminate flooring, built in wardrobes.

