



**Scrouthea East, Clonmel, E91 DX66**

Exceptional 5 bed, detached family home with extensive living space on an elevated site.

**Guide Price €450,000 Freehold**





Brought to the market by PFQ and Co. Ltd., is this exceptional detached residence at Scrouthea East, Clonmel. The property is situated very close to the town centre near the Old Bridge, on an elevated site giving outstanding views over Clonmel. Exceptionally well developed and extended in recent times. The property accommodates and entrance hall, guest w/c, sitting room with french doors, open plan kitchen/dining/living room with quartz work top, modern kitchen fittings and cathedral ceilings, utility, hallway, 5 bedrooms, 4 bathrooms, bonus attic space including games room. The grounds are well maintained and large enough for any family use. The residence itself extends to 2,041 sq mt (circa 2,600 sq ft). The views have to be seen to be appreciated. This is a very rare opportunity to purchase a top of the range family residence. We recommend early inspection.

**Entrance Hall**  
2.97m (9'9") x 3.71m (12'2")  
Tiled floor.

**Guest w/c**  
0.87m (2'10") x 1.37m (4'6")  
Tiled floor, whb, w/c.

**Sitting Room**  
4.92m (16'2") x 5.69m (18'8")  
Laminate flooring, French doors leading to front of house, solid fuel Henley stove.

**Kitchen/Dining/Living Room**  
8.43m (27'8") x 7.84m (25'9")  
Laminate flooring in living area and tiled floor in kitchen, quartz work tops, Leisure oven system with gas rings and electric oven, units at eye and floor level with wooden island counter top, solid fuel stove (with back boiler), double doors leading to back patio area.

**Utility**  
2.68m (8'10") x 1.77m (5'10")  
Tiled floor, hotpress, counter with storage units at eye and floor level, PVC back door leading to rear of the property.

**Hallway**  
1.17m (3'10") x 10.92m (35'10")  
Laminate floor.

**Bedroom 1**  
5.16m (16'11") x 4.13m (13'7")  
Bay window, pine wood floor, built in wardrobes and walk in wardrobe (1.15 x 2.52).

**En-suite**  
2.01m (6'7") x 1.77m (5'10")  
Tiled floor, whb, w/c and shower with tile splashback.

**Bedroom 2**  
3.42m (11'3") x 3.59m (11'9")  
Pine wooden floors, built in wardrobes.

**Bedroom 3**  
3.41m (11'2") x 3.57m (11'9")  
Pine wood floors with ensuite.

**En-suite**  
1.13m (3'8") x 2.32m (7'7")  
Tiled floor, PVC panelling on wall, whb, w/c and shower.

**Bedroom 4**  
3.58m (11'9") x 3.02m (9'11")  
Laminate floor.

**Bedroom 5**  
3.34m (10'11") x 3.02m (9'11")  
Pine solid wood floor,

**Bathroom**  
2.42m (7'11") x 3.19m (10'6")  
Tiled floor, bath tub, shower, whb, w/c, tiled walls.

**Upstairs Landing**  
0.89m (2'11") x 2.08m (6'10")

**Bonus Attic Room 1**  
3.18m (10'5") x 2.19m (7'2")  
Carpet.

**Attic Storage**  
4.12m (13'6") x 1.05m (3'5")  
Carpet

**Bathroom**  
1.97m (6'6") x 1.62m (5'4")  
Shower, w/c, whb, laminate flooring.

**Games Room**  
4.77m (15'8") x 4.28m (14'1")  
Carpet.

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.

- 5 Bedrooms and fabulous living space
- Oil fired central heating
- Ideal location close to Clonmel
- Stunning views over Clonmel
- Good garden with easy access
- Excellent family home

