



Monroe, Clonmel, E91 X338

Exceptional 4 bedroom, 2 reception bungalow with garage close to Clonmel.

Guide Price €500,000





Bathroom
2.07m (6'9") x 3.76m (12'4")
 Tiled floor to ceiling, bath, electric shower, whb, w/c.

Bedroom 1
3.76m (12'4") x 2.07m (6'9")
 Built in wardrobes and laminate flooring.

Bedroom 2
3.37m (11'1") x 3.73m (12'3")
 Built in wardrobes and laminate floor.

Bedroom 3
4.89m (16'1") x 4.36m (14'4")
 Built in wardrobes, laminate floor.

Ensuite
1.95m (6'5") x 1.78m (5'10")
 Tiled floor, electric shower, w/c and whb.

Bedroom 4
3.64m (11'11") x 4.45m (14'7")
 Laminate floor and built in wardrobes.

Attic Store Room 1
4.95m (16'3") x 7.61m (25'0")
 Wood floor.

Landing
1.08m (3'7") x 0.98m (3'3")

Attic Store Room 2
7.16m (23'6") x 4.59m (15'1")
 Wood floor.

Garage
9.55m (31'4") x 7.65m (25'1")
 Roller door

Workshop
8.02m (26'4") x 4.54m (14'11")

- 4 bedroom family home
- Oil fired central heating
- Double glazed PVC windows
- Large mature garden with workshop and garage
- Close to amenities, easy access to Fethard, Clonmel and N24

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 for guidance only. Approximate and photographs provided.

Brought to the market by PF. Quirke & Co. Ltd is this excellent detached bungalow at Monroe, Clonmel.

The location is very convenient being just a short distance from the town centre, off the Fethard Road adjacent to Moyle Rovers GAA complex.

Accommodation includes an entrance hall, two sitting rooms, large kitchen/diner, utility, 4 bedrooms, 2 bathrooms and guest w/c. There are two large bonus attic rooms at 1st floor level.

Outside is a garage, a workshop, large concrete area, and mature, well maintained gardens. The property has some very nice features with limestone piers, oil fired central heating and PVC windows.

It's location provides easy access to Fethard, Clonmel and N24. This is a rare opportunity to purchase a sizeable bungalow residence close to Clonmel in a very popular location. We recommend early inspection.

Entrance Hall
5.03m (16'6") x 2.78m (9'1")
 Solid wood flooring and wood panelled ceiling.

Hallway
1.1m (3'7") x 15.17m (49'9")
 Solid wood floor.

Living Room
3.08m (10'1") x 5.15m (16'11")
 Carpet, solid fuel stove with marble surround, coving.

Kitchen/Dining Room
3.55m (11'8") x 7.29m (23'11")
 Lino flooring, units at eye and floor level, integrated electric hob, fan oven and fridge freezer, tiled splashback and solid fuel stove with brick surround. Sliding door leading to rear.

Sitting Room
6.05m (19'10") x 3.63m (11'11")
 Wood floor, solid fuel stove with wooden mantel, coving and double doors leading to kitchen/dining area.

Utility
3.61m (11'10") x 1.98m (6'6")
 Lino flooring, counter top and storage at eye level.

Guest w/c
1.24m (4'1") x 1.89m (6'2")
 Tiled floor to ceiling, w/c and whb.



Monroe, Clonmel, E91 X338

Guide Price €500,000

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.