



**Kilmacomma, Clonmel, E91 FY22**  
Fabulous 4-bed bungalow on 2.5Ha (6.2 acres)  
**Guide Price €500,000**







**Hotpress**  
**1.17m (3'10") x 2.18m (7'2")**  
 Shelving either side,

**Bedroom 1**  
**2.95m (9'8") x 3.86m (12'8")**  
 Laminate floor.

**Bedroom 2 (master)**  
**4.14m (13'7") x 7.44m (24'5")**  
 Laminate wood floor, dressing room and en-suite.

**Dressing Room**  
**2.95m (9'8") x 1.58m (5'2")**  
 Laminate floor.

**En-suite**  
**2.7m (8'10") x 1.51m (4'11")**  
 Tiled floor and walls, shower, w.c. and whb.

**Bedroom 3**  
**3.88m (12'9") x 3.15m (10'4")**  
 Laminate floor

**Bedroom 4**  
**4.05m (13'3") x 3.47m (11'5")**  
 Laminate floor

**Bathroom**  
**1.9m (6'3") x 2.44m (8'0")**  
 Tiled floor & walls, shower, whb and w.c.

**Attic:**  
 Ideally suited to a conversion to living space (subject to permission).

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-bed bungalow on 2.5HA (6.2ac)
- Top-quality house and land
- Stone buildings and store
- PVC windows and Oil central heating
- Large attic, suit conversion (subj to pp)\*

Brought to the market by PF Quirke & Co. Ltd is a fabulous detached bungalow residence in an elevated location overlooking Clonmel standing on 2.5 hectares (6.2 acres).

The lands are in 3 paddocks, all in grass and the site contains the bungalow residence amenity area around the bungalow and an old stone building, ideal for conversion or further development.

The residence is commodious and extends to approximately 2,200 sq ft. Accommodation includes an entrance hall, living room, kitchen/dining room, utility, 4 bedrooms, dressing room, 2 bathrooms.

There is a stira to a large attic, ideally suited to a conversion to living space (subject to permission). There is also the benefit of two solar panels on the roof for electric hot water.

Outside is a concrete shed and an old stone buildings. The land is in excellent condition and there are great views and scenery from the property. This is a rare opportunity to purchase a 4 bedroom bungalow with potential for expansion on 6.2 acres. We recommend early inspection.

**Hallway**  
**7.16m (23'6") x 4.85m (15'11")**  
 Tile entrance porch with laminate wood floor on rest.

**Living Room**  
**7.58m (24'10") x 6.3m (20'8")**  
 Laminate wood floor, exposed timber ceiling beams, French doors leading to rear, solid fuel stove with marble base and stone surrounds.

**Kitchen/Dining**  
**7.61m (25'0") x 4.35m (14'3")**  
 Tile floor, solid fuel stove with tile surrounds, storage units at eye and floor level, tiles splashback, whb, electric oven and stove top. French doors leading to back area.

**Utility**  
**4.29m (14'1") x 1.73m (5'8")**  
 Tiled floor, storage units at eye and floor level, back door leading to rear yard, whb.

