

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

H737

No.5250



Roseberry, Ballypatrick, Clonmel E91 A720

- 5 Bedrooms, 2 reception rooms, 4 bathrooms
- Fabulous scenery
- Convenient location
- Large site
- Oil fired central heating

Guide Price €320,000



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Brought to the market by P.F. Quirke & Co. is Roseberry, a superb detached bungalow residence set on a generous 0.6-acre site, ideally located close to Ballypatrick, Clonmel.

This substantial property extends to approximately 233 sq. m (c.2,500 sq. ft) and offers extensive, well-proportioned accommodation.

The layout includes an inviting entrance hall, a bright and spacious sitting room, a large kitchen/dining room, utility, comfortable living room, 5 bedrooms, and 4 bathrooms. The residence is presented in good condition throughout, ready for a discerning buyer to add their own touches.

Positioned in a highly scenic setting, Roseberry enjoys a backdrop of Slievenamon to the rear and commanding views of the Comeraghs to the front. The location provides a wonderful blend of rural tranquillity while remaining within easy reach of Clonmel, Kilkenny, and Waterford.

This is a rare opportunity to acquire a large family home in a picturesque countryside setting. Early viewing is highly recommended.

Entrance Hall 1.18m (3'10") x 2.61m (8'7")

Laminate flooring.



Sitting Room 3.91m (12'10") x 3.03m (9'11")

Laminate floor and open fireplace.

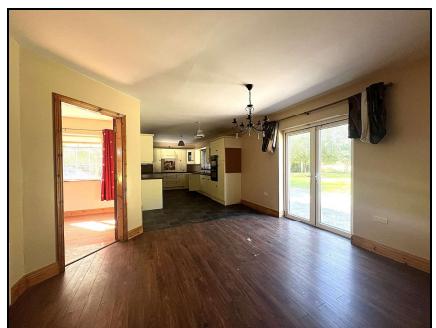


Kitchen/Dining Room 4.07m (13'4") x 9.68m (31'9")

Fitted kitchen units at eye and floor level, integrated dishwasher, electric double oven, built in fridge, half lino half semi-solid timber flooring, PVC double doors to garden.

Living Room 5.17m (17'0") x 4.62m (15'2")

Open fireplace with wooden mantel surround and laminate floor.



Utility 5.13m (16'10") x 2.97m (9'9")

Sink unit with a range of fitted presses and work top, oil boiler, hotpress.

Corridor 14.62m (48'0") x 0.96m (3'2")

Built in press.



Bedroom 1 3.91m (12'10") x 2.74m (9'0")

Fitted wardrobe,

Bedroom 2 3.67m (12'0") x 3.56m (11'8")

Fitted wardrobe.

En-suite 3.81m (12'6") x 1m (3'3")

Electric shower, w/c, whb.



Bedroom 3 7.89m (25'11") x 4.34m (14'3")

Built in wardrobe, laminate flooring.

En-suite 2.11m (6'11") x 1.98m (6'6")

Electric, w/c, whb, laminate flooring, shower area tiled.

Walk-in wardrobe 2.14m (7'0") x 1.73m (5'8")

Bedroom 4 6.97m (22'10") x 4.34m (14'3")

Built in wardrobe.

Jack and Jill Bathroom 3.91m (12'10") x 1.98m (6'6")

Electric shower, w/c, whb, shower area tiled.

Walk through wardrobe 1.02m (3'4") x 2.25m (7'5")

Bedroom 5 3.66m (12'0") x 3m (9'10")

Main Bathroom 2.95m (9'8") x 1.68m (5'6")

Bath rainfall shower head, w/c, whb.

Total Floor Area: 233 sqm (2508 sqft)

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