

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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B794

No.5318



Woodenstown Lower, Cahir, E21 Y062

- 5 bedrooms and bonus attic space
- Oil fired central heating
- PVC Windows
- Detached garage
- Cover outdoor laundry/drying system

Guide Price €350,000



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Woodenstown Lower, Cahir, E21 Y062

P.F. Quirke & Co. Ltd. are delighted to bring to the market this excellent detached bungalow residence, situated at Woodenstown Lower, Cahir. Superbly located with easy access to Cahir, Clonmel, Cashel and New Inn, and with convenient access to the M8/N24 national road network, this property is ideally placed for commuters and families alike. The accommodation is extensive and well-appointed throughout, comprising: porch, entrance hall, sitting room, living room, kitchen/dining room, utility room, 5 bedrooms and 2 bathrooms. There is further bonus attic space, accessed via a proper staircase.

Externally, the property benefits from a large detached garage. Further features include PVC double-glazed windows and oil-fired central heating. This is a rare opportunity to acquire a fine residence in a central and highly accessible rural location. Early inspection is strongly recommended.

Entrance Porch 2.39m (7'10") x 1.35m (4'5")
Tiled floor.

Entrance Hallway 4.21m (13'10") x 1.62m (5'4")
Laminate floor.

Living Room 4.42m (14'6") x 4.14m (13'7")
Laminate floor, inset stove with marble surround, built in storage.

Sitting Room 3.22m (10'7") x 5.05m (16'7")
Carpet, inset solid stove.

Kitchen/Dining Room 5.64m (18'6") x 4.15m (13'7")
Tiled floor, units at eye and floor level, oil burner Aga stove, electric oven, tiled splashback, sliding door leading to back Patio.

Utility 2.25m (7'5") x 3m (9'10")
Door to back garden.

Hallway 0.09m (4") x 12.11m (39'9")
Laminate floor.

Bedroom 1 3m (9'10") x 2.72m (8'11")
Laminate floor.

Bathroom 3m (9'10") x 2.34m (7'8")
Tiled floor to ceiling, w/c, whb, bath, separate shower.

Bedroom 2 3m (9'10") x 3.06m (10'0")
Built in wardrobes, laminate wood floor.

Bedroom 3 3m (9'10") x 4.09m (13'5")
Solid wood floor.

En-suite 0.85m (2'9") x 2.7m (8'10")
Tiled floor to ceiling, shower, w/c, whb.

Bedroom 4 3.38m (11'1") x 3.09m (10'2")
Wood floors and access via staircase to bonus attic space.

Bedroom 5 3.19m (10'6") x 3.84m (12'7")
Laminate floors and built in wardrobe.

Bonus Attic Room 3.68m (12'1") x 4.07m (13'4")
Currently used as a dressing room

Garage 6.57m (21'7") x 4.44m (14'7")
Pedestrian access and roller door.

