

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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K535

No.5532



11 College Court, Cahir

- 4 bedroom turn-key property
- Well-proportioned rooms throughout
- Wonderful rear garden and patio
- Excellent location close to Cahir and Clonmel

Guide Price €430,000

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11 College Court, Cahir

PF Quirke and Co are delighted to present 11 College Court to the market. This detached four bedroom bungalow is set in a mature residential area and is ideally located close to the centre of Cahir. The property is well finished with modern interiors and well proportioned rooms making this an ideal family home.

The living room and kitchen/dining room provide comfortable space with the reception room benefiting from a solid fuel stove. The kitchen/dining room is well proportioned and allows for use as a second reception room with large picture windows allowing an abundance of light. The two bathrooms are recently refurbished to a high standard.

Externally, the property benefits from off-street parking and garden to the front. The rear garden can be accessed from a side gated entrance. There is a large patio area that is ideally positioned for exposure to sunlight. There is also a fully enclosed, private garden ideal for young families.

11 College Court is ideally located only 750m from Cahir town centre, the N24, M8 Motorway are easily accessed.

Presented in turn-key condition, this property is a wonderful opportunity for families and first time buyers to own a great, modern home.

Porch

Sliding doors, tile floor, modern composite door

Entrance hallway 4.98m (16'4") x 1.47m (4'10")

Laminate flooring, alarm system

Living Room 4.97m (16'4") x 3.69m (12'1")

Laminate flooring, bay window with large south east facing window, solid fuel stove, measures 5.98m into bay

Kitchen/Dining 7.93m (26'0") x 4.77m (15'8")

Laminate flooring, fitted wall and floor units, electric oven, tiled backsplash in kitchen area, bright well proportioned room with 3 large windows facing rear garden

Bedroom 3.67m (12'0") x 2.47m (8'1")

Laminate flooring, front facing

Bedroom 3.1m (10'2") x 4.17m (13'8")

Front facing, laminate flooring, access to walk-in wardrobe

Walk in wardrobe 2.25m (7'5") x 1.68m (5'6")

Laminate flooring

Bedroom 3.1m (10'2") x 3.77m (12'4")

Rear facing, laminate flooring, built in wardrobe

Bedroom 2.97m (9'9") x 3.91m (12'10")

Front facing, laminate flooring, built in wardrobes

Utility 5.85m (19'2") x 2.92m (9'7")

Tiled flooring, fitted wall and floor units, plumbed for washing machine

Bathroom 2m (6'7") x 1.81m (5'11")

Fully tiled floor and walls, above sink cupboard and mirror, WC, WHB, bathtub, heated towel rail

Bathroom 2.65m (8'8") x 1.66m (5'5")

Fully tiled walls and floor, mirror with built in LED light, walk in electric shower, WC, WHB, extractor fan

Hot Press 1m (3'3") x 0.78m (2'7")

