

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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C1093

No.4575



## Tincurry, Cahir

- 2 bed residence on 5.61Ha (13.86ac)
- Great scenery
- Ideal `fixer upper` property - may qualify for VH Grant
- Easy access, close to M8 and Cahir/Mitchelstown

**Guide Price €265,000**

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# Tincurry, Cahir

Brought to the market by P.F. Quirke & Co. Ltd. is this most attractive holding at Tincurry, Cahir, comprising a traditional two-bedroom cottage standing on approximately 5.62 hectares (13.86 acres) of good-quality land, contained in Folio numbers TY26781 and TY26770.

The residence, while in need of complete refurbishment, presents an excellent opportunity for those seeking a renovation project in a peaceful rural setting at the foot of the Galtee Mountains. With charm and potential in abundance, this property could be transformed into a delightful country home surrounded by its own land.

The accommodation includes:

Kitchen/Dining/Living area, Two Bedrooms, Main Bathroom.  
A shed to the rear offers useful storage space and scope for further development.

The lands, extending to approximately 13.86 acres, are laid out in one convenient block of good-quality grassland with road frontage, providing potential for a range of agricultural, equestrian, or lifestyle uses.

The property enjoys easy access via a quiet cul-de-sac, ensuring privacy and tranquillity.

Located just a short drive from Cahir, and within easy reach of Clonmel and the M8, this property combines the best of country living with modern accessibility.

This is an ideal opportunity for anyone wishing to create a country residence with ample land in a scenic and sought-after area of South Tipperary. Early inspection is highly recommended

**Kitchen/Dining 3.85m (12'8") x 4.92m (16'2")**

tile floor, Kitchen units at eye and floor level with tile splashback, sink, open fireplace with stone surround,

**Bedroom 1 3.8m (12'6") x 2.99m (9'10")**

carpet, electric storage heater

**Back Hall 1.06m (3'6") x 1.48m (4'10")**

carpet

**Bathroom 2.1m (6'11") x 1.48m (4'10")**

tile floor, tile splashback, electric shower, wc, whb

**Bedroom 2 2.3m (7'7") x 3.01m (9'11")**

carpet



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