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L441

No.5468



## 4 Old Toberaheena, Clonmel, E91 X257

- 4 bedrooms
- Very well maintained modern home
- Ideal family home
- Close to Clonmel Town centre
- Oil central heating/PVC windows

**Guide Price €375,000**

«SiteAddressLine1» «SiteAddressLine2» «SiteAddressLine3»  
«SiteAddressLine4» «SiteAddressLine5»  
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«SiteWebSite» PSRA Lic No: 001721



# 4 Old Toberaheena, Clonmel, E91 X257

Brought to the market by P.F. Quirke & Co. Ltd is 4 Old Toberaheena, Clonmel. A superb opportunity to acquire a spacious four-bedroom semi-detached home in one of Clonmel's most sought-after residential locations.

Ideally positioned on the Cahir side of Clonmel, the property enjoys convenient access to the town centre, the Poppyfields Shopping Centre, and the N24 bypass.

The accommodation is well laid out and comprises an entrance porch, welcoming entrance hall, sitting room, living room come dining room, and a bright kitchen/dining area, conservatory along with a guest bathroom at ground floor level. Upstairs, there are four generously sized bedrooms and a family bathroom.

Externally, the property benefits from a large, private rear garden complete with garden shed and side access, while the front and rear gardens are mature and thoughtfully landscaped. Additional features include oil-fired central heating and PVC double glazing throughout.

This is an excellent opportunity to secure a quality family home in a prime location, and early viewing is highly recommended.

**Entrance Porch 2.38m (7'10") x 1m (3'3")**

Tiled with exposed red brick.

## Entrance Hall

**Living/Dining Room 8.81m (28'11") x 3.45m (11'4")**

Laminate floor, solid fuel stove.

**Kitchen 3.63m (11'11") x 3.75m (12'4")**

Tiled floor, units fitted at eye and floor level, tiled splashback, gas hob, integrated dishwasher.

**Conservatory 3.02m (9'11") x 1.84m (6'0")**

Tiled floor, door leading to back garden.

**Bathroom 3.03m (9'11") x 1.12m (3'8")**

Tiled floor to ceiling, shower, w/c, whb.

**Sitting Room 5.18m (17'0") x 2.39m (7'10")**

Wood floor, built in storage on one wall.

**Upstairs Landing 4.19m (13'9") x 2.87m (9'5")**

Carpet.

**Bedroom 1 2.09m (6'10") x 2.91m (9'7")**

Laminate floor, built in wardrobe.

**Bedroom 2 4.05m (13'3") x 3.04m (10'0")**

Laminate floor, built in wardrobes.

**Bedroom 3 4.48m (14'8") x 2.75m (9'0")**

Laminate floor.

**Bedroom 4 3.47m (11'5") x 2.84m (9'4")**

Laminate floor.

**Main Bathroom 2.45m (8'0") x 1.52m (5'0")**

Tiled floor to ceiling, bath, shower, w/c and whb.

**Total Floor Area: 124 sqm (1335 sqft)**



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