

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

M799

No.3839



Croanwalsh, Powerstown, Clonmel E91 P2E7

- 2 Bed residence with extensive outbuildings
- Full renovated and extremely well developed
- Good stone outbuildings
- Large hard core area
- 2.65 hectares (circa 7 acres)

Guide Price €380,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



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Brought to the market by P.F. Quirke & Co. Ltd is a beautifully renovated two-bedroom cottage with extensive outbuildings, standing on approximately 2.65 hectares (c.7 acres), ideally located at Powerstown, Clonmel.

This is a rare opportunity to acquire a residential holding in one of the most sought-after rural areas on the outskirts of Clonmel. The property enjoys a south-westerly aspect, capturing excellent natural light and offering spectacular panoramic views of Slievenamon and the Comeragh Mountains.

The residence has been fully modernised and tastefully finished to a very high standard, combining traditional charm with modern comfort.

Accommodation includes: entrance hall, spacious kitchen/dining room with fitted units, bright sitting room featuring a double-sided stove, ground floor bedroom, family bathroom. At first floor and gallery and a second bedroom with elevated countryside views

The house benefits from electric storage heaters along with a double sided solid fuel stove heating, quality finishes, and excellent natural light throughout.

Outside, the property continues to impress with a range of useful stone outbuildings, a large hard-core yard area ideal for parking, storage, or workshop use, all adding to the versatility and appeal of the holding.

The lands extend to approximately 6.5 acres of top-quality grassland, currently all in grass.

This is an exceptional lifestyle property, offering peace, privacy, and outstanding views, while being only minutes from Clonmel town and all amenities. A rare opportunity to acquire a compact residential holding in a most convenient and scenic location. Early inspection is highly recommended.

Entrance Hall 2.19m (7'2") x 4.04m (13'3")

Tiled floor.

Kitchen/dining room 3.47m (11'5") x 5.72m (18'9")

Stone floor, units at eye and floor level, double sided solid fuel stove.

Living Room 4.63m (15'2") x 4.54m (14'11")

Tiled floor, double sided stove with double sided stone surround.

Bathroom 3.14m (10'4") x 2.15m (7'1")

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

Bedroom 1 3.15m (10'4") x 2.19m (7'2")

Carpet.

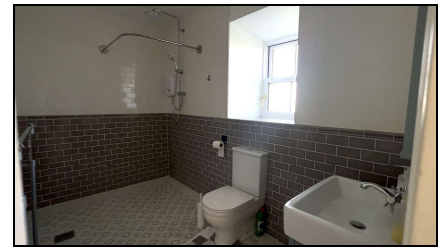
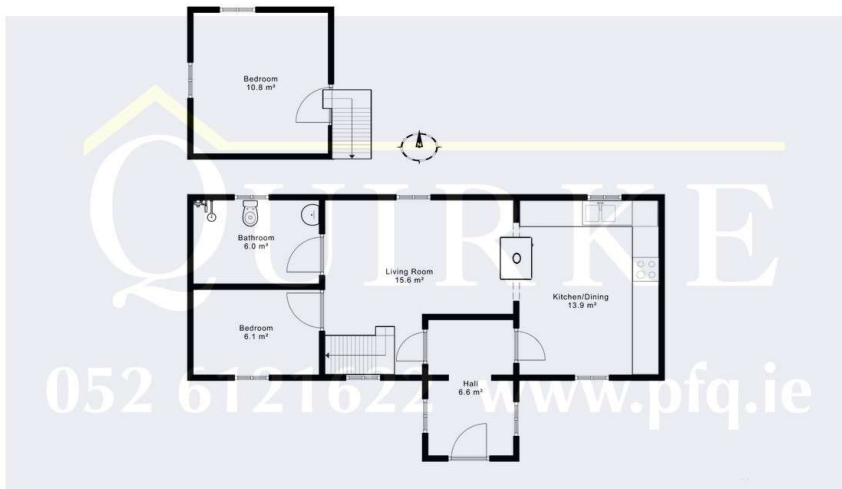
Upstairs Bedroom 2 3.53m (11'7") x 3.36m (11'0")

Carpet.

Shed 1 4.19m (13'9") x 6.63m (21'9")

Shed 2 9.06m (29'9") x 2.08m (6'10")

Shed 3 6.59m (21'7") x 4.29m (14'1")



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