

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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D483

No.5432



## Toormore, Burncourt, Cahir, E21 W863

- 3 Bedrooms, 1 bathroom
- Large Paddock Approx. 2.02 Acres
- Tarmac Drive
- Easy access to M8. Cahir & Mitchelstown
- Various outbuildings

**Guide Price €125,000**

44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# Toormore, Burncourt, Cahir, E21 W863

For sale by online Auction (UPS)  
On the pfq.ie Auction platform at 11am on 28th April 2026

Brought to the market by P F Quirke & Co. Ltd is this detached three-bedroom bungalow presenting an excellent opportunity for buyers seeking a property with significant potential on a substantial site.

Extending to approximately 0.82 hectares (2.03 acres), the property enjoys a convenient and accessible location on the old Dublin-Cork road near Kilcoran, with excellent connectivity to the M8 and N24, providing easy access to Cork, Cahir, Clonmel and Limerick.

The accommodation comprises three bedrooms, kitchen, main bathroom and living room, together with a selection of outhouses offering additional storage or redevelopment potential. The generous site provides ample space for extension, landscaping, or a range of rural and lifestyle uses (subject to the necessary planning permissions).

The property has been vacant for more than two years, meaning it may qualify for the Vacant Property Refurbishment Grant, presenting a fantastic opportunity for purchasers to restore and modernise the home with potential financial support.

With its large site, convenient location and refurbishment potential, this property offers an appealing project for owner-occupiers, investors or those seeking a countryside setting with excellent transport links. Early inspection is advised.  
Register on pfq.ie to participate in auction. NB Deposit required prior to approval.

**Hall 10.16m (33'4") x 0.98m (3'3")**

**Utility Area 2.1m (6'11") x 3.69m (12'1")**

**Living Room 3.52m (11'7") x 4.57m (15'0")**  
Open fireplace

**Kitchen/Dining 2.95m (9'8") x 4.57m (15'0")**  
Units at floor level, storage area & hot press

**Bedroom 1 3.22m (10'7") x 4.56m (15'0")**  
Built-in Wardrobes

**Bedroom 2 4.24m (13'11") x 3.74m (12'3")**  
Built-in wardrobe

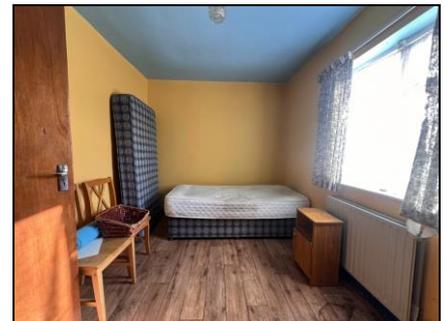
**Bedroom 3 3.75m (12'4") x 2.59m (8'6")**

**Bathroom 1.77m (5'10") x 2.59m (8'6")**  
w.c., whb, bathtub & shower.

**Shed 1 5.41m (17'9") x 3.38m (11'1")**  
Duel access either side.

**Shed 2 4.91m (16'1") x 3.12m (10'3")**

**Assorted other ruins/outhouses**



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