

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


QUIRKE
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No.5446



Jacaranda, 17 Old Spa Road, Clonmel, E91 PY91

- 4 bed, 2 bath bungalow
- Large mature private gardens
- Oil fired central heating
- Fantastic location close to Clonmel & Comeragh Mountains.
- Off Street Parking

Guide Price €380,000



44 Gladstone Street Clonmel County Tipperary
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Jacaranda, 17 Old Spa Road, Clonmel, E91 PY91

Brought to the market by PF Quirke & Co, Jacaranda, 17 Old Spa Road is an impressive and well-maintained four bedroom bungalow set in one of Clonmel's most sought after residential locations, with the Comeragh Mountains providing a picturesque backdrop.

This charming home offers generous and well balanced accommodation, ideal for growing families or those seeking the ease and accessibility of single level living. The bungalow layout ensures comfort, practicality and excellent flow throughout.

Internally, the property comprises four spacious bedrooms, two bathrooms, and two large reception rooms, both featuring original fireplaces that add warmth and character. These versatile living spaces are perfect for both relaxed family living and entertaining. A stand out feature of the home is the expansive south facing conservatory, which overlooks the landscaped rear garden and captures natural light throughout the day. This tranquil space creates a seamless connection between indoor and outdoor living, offering privacy and a true sense of calm.

The gardens are a real highlight. Lovingly maintained and thoughtfully landscaped, the large site provides ample space for children to play, outdoor dining, or further development potential if desired. The setting offers both privacy and a strong sense of community.

The location is second to none. The property is within walking distance of Loreto Secondary School and Hillview Sports & Tennis Club, with Clonmel Golf Club nearby. Clonmel town centre is just a 10 minute walk, offering excellent amenities. The property is ideally positioned approximately one hour from Cork, making it accessible for commuters.

Jacaranda, 17 Old Spa Road presents a rare opportunity to acquire a substantial family home in an established and highly desirable area, combining space, light and an exceptional location.

Entrance Hall 3.92m (12'10") x 2.29m (7'6")

Tile

Dining Room 3.91m (12'10") x 5.15m (16'11")

Carpet, open fireplace with stone mantle.

Living Room 3.87m (12'8") x 45.15m (148'2")

Carpet, electric insert fire place, french doors leading to conservatory.

Kitchen 2.86m (9'5") x 3.34m (10'11")

Tile floor & walls, units at eye and floor level & sink.

Conservatory 3.48m (11'5") x 4.48m (14'8")

Tile, door leading to rear patio area.

Back Hall 2.46m (8'1") x 0.93m (3'1")

Door leading to back garden

W.C. 2.46m (8'1") x 0.82m (2'8")

Tile & w.c.

Hall 0.97m (3'2") x 8.62m (28'3")

Tile & Hot Press

Bedroom 1 2.72m (8'11") x 2.99m (9'10")

Built-in wardrobe

Bedroom 2 2.72m (8'11") x 2.51m (8'3")

Built-in Wardrobe

Bedroom 3 3.79m (12'5") x 2.79m (9'2")

Built-in Wardrobe

Bedroom 4 2.86m (9'5") x 4.13m (13'7")

Built-in Wardrobe

Bathroom 2.86m (9'5") x 1.77m (5'10")

Bathtub, w.c. whb & shower.

Garage 3.12m (10'3") x 6.9m (22'8")



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