

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

B796

No.5542



Poulboy, Clonmel, E91 A785

- 3 Bed, 1 Bath Bungalow
- Great Location
- Comeragh Views
- In need of extensive renovation

Guide Price €250,000



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



Poulboy, Clonmel, E91 A785

Brought to the market by PF Quirke & Co., this three-bedroom bungalow is ideally situated in the highly sought-after area of Poulboy, offering a fantastic opportunity for buyers looking to create their dream home.

Conveniently located just a 10 minute drive from Clonmel town centre, with the N24 only five minutes away, the property provides excellent access to both Waterford and Kilkenny cities. Set on a beautiful site, the home enjoys stunning views of the Comeragh Mountains to the rear, providing a peaceful countryside setting while remaining close to local amenities.

Although the property requires extensive renovation, it offers enormous potential for those with the vision to transform it into a wonderful family home or forever residence.

Properties with this combination of location, views, and potential are rare. Contact PF Quirke & Co. today to arrange your viewing and discover the possibilities this home has to offer.

Entrance Hall 2.06m (6'9") x 3.01m (9'11")

Tiled Floor

Living Room 5.06m (16'7") x 4.55m (14'11")

Hallway 1.45m (4'9") x 8.89m (29'2")

Bedroom 4.48m (14'8") x 3.35m (11'0")

Bedroom 4.25m (13'11") x 3.11m (10'2")

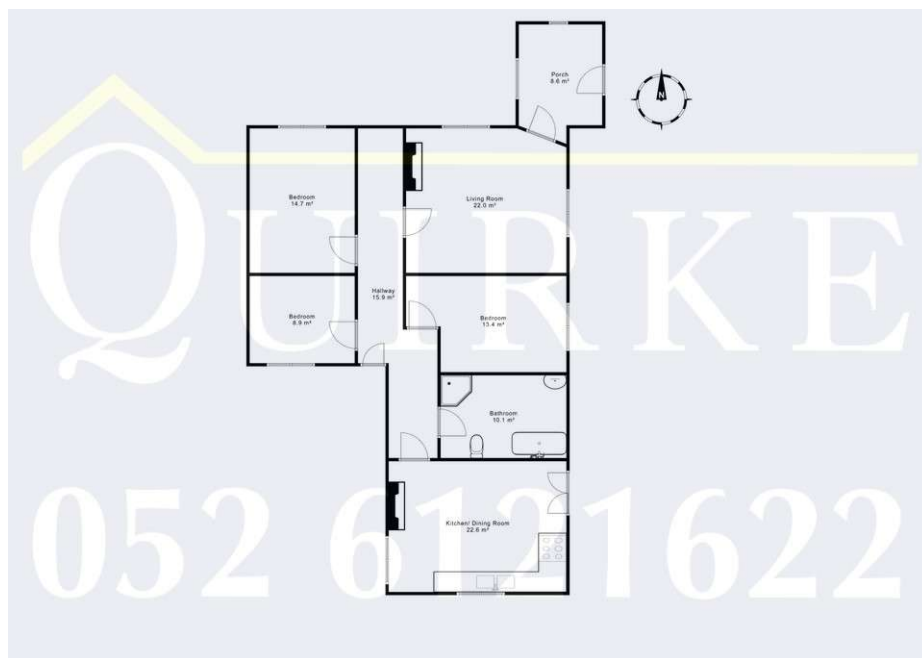
Bedroom 2.8m (9'2") x 3.53m (11'7")

Bathroom 3.15m (10'4") x 2.6m (8'6")

Tiled Floor/ Walls, Bath, Shower, WC, WHB

Kitchen/ Dining Room 5.28m (17'4") x 5.79m (19'0")

Tiled floor, Cabinets at eye and floor level



Total Floor Area: 119 sqm (1281 sqft)



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

