

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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

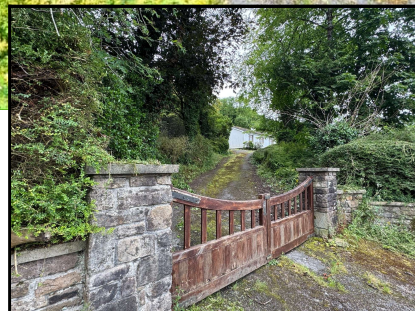


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No.5517



Kylatlea, Mullinahone, Co. Tipperary, E41 R295



- Large Country Bungalow
- 4 Bed, 2 Bath
- 5Ha (12.25ac) paddock and woodland
- Oil CH, PVC Windows
- Easy access to Mullinahone, Kilkenny and Clonmel

Guide Price €225,000



44 Gladstone Street Clonmel County Tipperary
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Brought to the market by PF Quirke & Co. is an impressive four-bedroom, two-bathroom detached bungalow, beautifully positioned in the scenic foothills of Slievenamon with breathtaking views overlooking Mullinahone. Constructed in the late 1970s, this substantial family home presents a rare opportunity to acquire a spacious countryside residence set on approximately 5Ha (12.25 acres) of mixed-use agricultural and native woodland, offering exceptional privacy and endless potential. The accommodation extends to a generous kitchen/dining room, a comfortable living room, a separate sitting room opening into a bright conservatory, four well-proportioned bedrooms, a main family bathroom, and a guest WC. Outside are two former agricultural buildings, with good stonework, but in need of renovation. The land is ideal for hobby farming, equestrian pursuits, recreational use, or simply enjoying the peace, space, and natural beauty of rural living. This is a truly special property, combining tranquillity, character, and spectacular scenery, while remaining within easy reach of Mullinahone and its local amenities, Kilkenny and Clonmel. Having been vacant for over two years, the property now offers its next owner the opportunity to restore it to its former glory. Subject to eligibility, it may qualify for the Vacant Property Refurbishment Grant, making it an even more attractive prospect. Early viewing is highly recommended.

Entrance Hall 2.12m (6'11") x 10.81m (35'6")

Living Room 3.95m (13'0") x 3.93m (12'11")
Carpet, open fire,

Sitting Room 4.25m (13'11") x 4.54m (14'11")
Open fire

Kitchen/ Dining room 6.07m (19'11") x 3.17m (10'5")
Tiled floor, mahogany cabinetry, hotpress

Conservatory 2.33m (7'8") x 2.87m (9'5")

Bedroom 3.95m (13'0") x 3.93m (12'11")

Bedroom 3.61m (11'10") x 3.94m (12'11")
Built in mahogany wardrobes

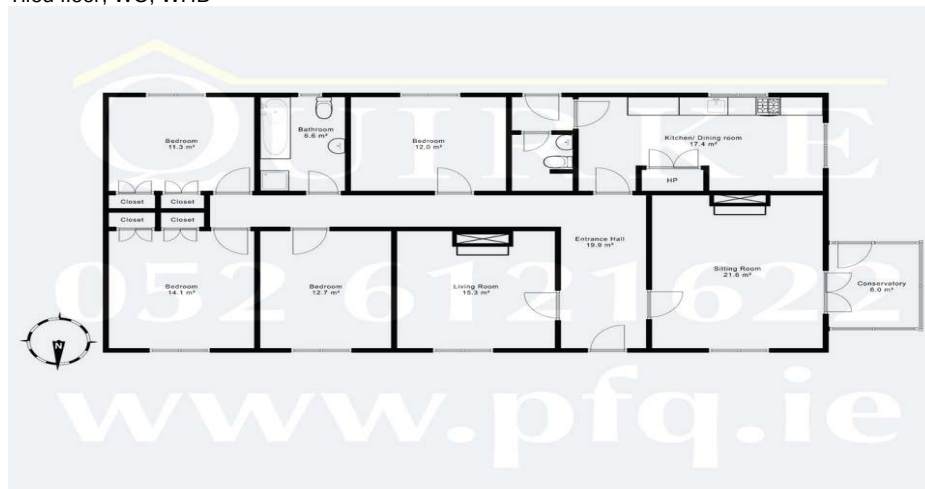
Bedroom 3.62m (11'11") x 3.74m (12'3")
Built in mahogany wardrobes

Bedroom 3.15m (10'4") x 3.86m (12'8")

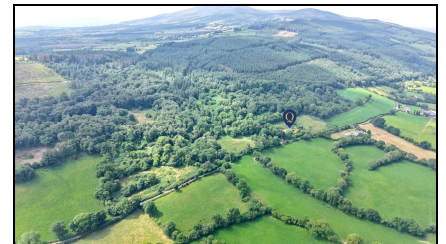
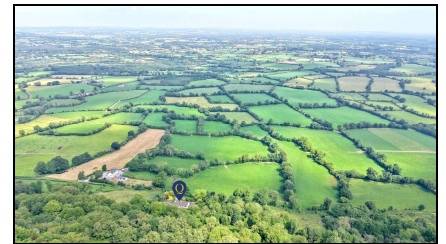
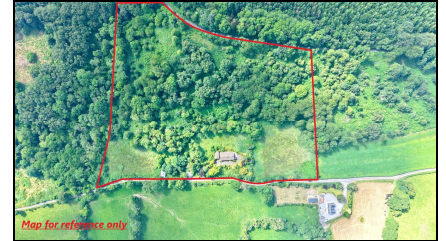
Bathroom 2.11m (6'11") x 3.15m (10'4")
WC, WHB, bath, shower

Rear Hall 1.5m (4'11") x 1.16m (3'10")
Tile floor

Guest Bathroom 1.85m (6'1") x 1.5m (4'11")
Tiled floor, WC, WHB



Total Floor Area: 150 sqm (1615 sqft)



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