

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

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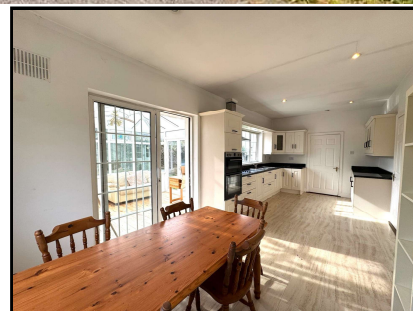
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7 Ashcourt, Clerihan, E91 P7D6

- 4 Bed, 2 Bath Bungalow
- Popular residential development
- South facing conservatory
- Oil FCH (Boiler has been recently replaced)

Guide Price €390,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
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7 Ashcourt, Clerihan, E91 P7D6

Brought to the market by P.F. Quirke & Co. Ltd., 7 Ashcourt is an attractive four-bedroom detached bungalow offering spacious accommodation, a private garden and a convenient location, making it an ideal family home. The property is ideally situated close to local schools, the church and community complex, with Clonmel just 12 minutes away, Cahir approximately 20 minutes and Cashel around 22 minutes. The M8 motorway is also within easy reach, providing excellent connectivity. The accommodation is well laid out and comprises an entrance hall, sitting room, spacious kitchen/dining area, utility room, four bedrooms and two bathrooms. The property is well maintained throughout and offers comfortable living space with plenty of potential to make it your own. Outside, the property benefits from mature front and rear gardens, with established hedging and planting providing privacy and a secure setting. There is off-street parking for up to four cars, Combining generous living space, a private garden and a convenient location close to local amenities this is the perfect family home in a well connected setting.

Porch 0.51m (1'8") x 1.68m (5'6")
Tiled floor

Hallway 1.92m (6'4") x 9.37m (30'9")
Timber floor

Living Room 4.89m (16'1") x 3.72m (12'2")
Timber floor, Solid fuel stove, Marble fireplace and surround/ mantle

Kitchen/ Dining room 6.96m (22'10") x 3.09m (10'2")
Laminate floor, units at eye and floor level

Conservatory 3.81m (12'6") x 3.83m (12'7")
Timber floor

Utility room 2.15m (7'1") x 2.09m (6'10")
Laminate floor, units at eye and floor level

Bathroom 2.21m (7'3") x 3.01m (9'11")
Tiled floor, Bath, WC, WHB

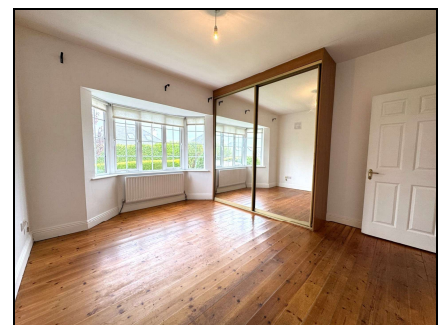
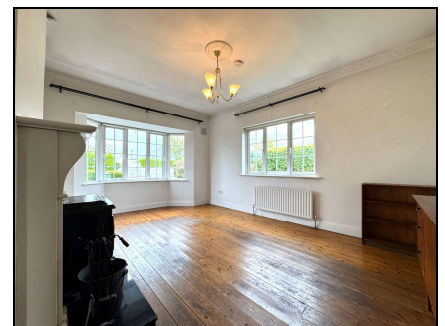
Bedroom 2.87m (9'5") x 3.02m (9'11")
Timber floor

Bedroom 2.97m (9'9") x 3.02m (9'11")
Built in wardrobes, timber floor

Bedroom 3.73m (12'3") x 4.24m (13'11")
Timber floor, sliderobes

En- Suite 0.97m (3'2") x 3.38m (11'1")
Tiled floor, shower, WC, WHB

Bedroom 4.31m (14'2") x 3.1m (10'2")
Timber floor, sliderobes



Total Floor Area: 134 sqm (1442 sqft)



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