

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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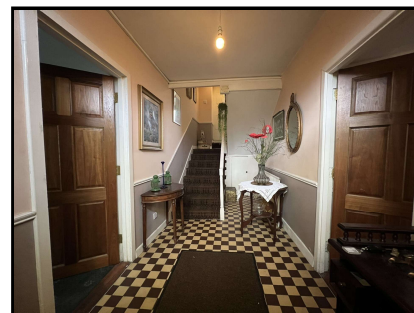
No.3981



## Mill House, Rathronan, Clonmel E91 DD53

- 5 Bedrooms
- Oil fired central heating
- Convenient location
- Detached garage
- Extensive gardens on 0.76 acre site

**Guide Price €230,000**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
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# Mill House, Rathronan, Clonmel E91 DD53

Brought to the market by P F Quirke & Co Ltd is a 5-bedroom detached residence on 0.76 acres. Located on the R689 , Clonmel to Fethard road providing easy access to Clonmel, a short commute to Fethard, Clerihan, Cahir and Cashel. It has a large mature garden.

Accommodation includes:

Ground Floor: Entrance Hall, Sitting Room, Kitchen/dining and main bathroom.

First Floor: 2 bedrooms, dressing room, bathroom and guest w.c.

Second Floor: 3 bedrooms.

The property has double glazed PVC windows and oil fired central heating, garden shed and garage.

This is a great opportunity to purchase a large home in a good location. Early inspection is advised.

**Entrance Hall 1.99m (6'6") x 4.91m (16'1")**

Tiled floor.

**Living Room 4.31m (14'2") x 5.64m (18'6")**

Carpet, solid fuel stove with red brick surround fire place.

**Kitchen/Dining 4.83m (15'10") x 6.06m (19'11")**

Laminate flooring, aga range, units at eye and floor level, tiled splash back, gas hob, back door leading to garden.

**Main Bathroom 2.89m (9'6") x 2.72m (8'11")**

Tiled floor and wall, hotpress, bath, whb, w/c.

**Landing 5.55m (18'3") x 1.99m (6'6")**

Carpet.

**Bedroom 1 6.52m (21'5") x 4.33m (14'2")**

Carpet. Built in wardrobes.

**Bedroom 2 4.85m (15'11") x 2.92m (9'7")**

Carpet, built in wardrobe.

**Dressing Room 4.85m (15'11") x 2.55m (8'4")**

**Second split level landing**

**Bathroom 2 1.43m (4'8") x 1.71m (5'7")**

Tiled floor to ceiling, shower, whb, w/c.

**Guest W/C 1.33m (4'4") x 2.72m (8'11")**

Tiled floor to ceiling, w/c and sink.

**Second floor landing 2m (6'7") x 5.27m (17'3")**

Carpet, built in storage along one wall.

**Bedroom 3 4.3m (14'1") x 3.37m (11'1")**

Carpet, built in wardrobe.

**Bedroom 4 4.3m (14'1") x 2.82m (9'3")**

Carpet, built in wardrobe.

**Bedroom 5 5.39m (17'8") x 5.6m (18'4")**

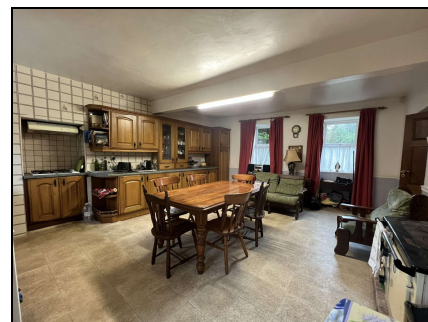
Carpet, built in wardrobes.

**Garden Shed 4.38m (14'4") x 5.08m (16'8")**

Timber flooring and work bench.

**Garage 3.38m (11'1") x 10.5m (34'5")**

Total Floor Area: 268 sqm (2885 sqft)



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