

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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No.5522



Burges, Ballylooby, Cahir E21 AY77

- 4 bedroom detached on the edge of Ballylooby Village
- Formerly used as an RIC Barracks
- May be eligible for Vacant Property Refurbishment Grant
- Close to Ballylooby National School
- Expansive and private rear garden

Guide Price €210,000



44 Gladstone Street Clonmel County Tipperary
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PF Quirke are delighted to bring a historic detached, four bed house in Ballylooby to the market. Set close to the centre of the village, the property is ideally located near the well regarded Ballylooby National School and is close to both Cahir (6km) and Clogheen (3km).

Built in 1850 and originally used as the RIC Barracks, the property was sold to a local school teacher in early 1919. This was just before the War of Independence broke out and thus the property avoided any attacks by the 3rd South Tipperary Brigade of the IRA. The property has been in use as a family home since. This offers a rare chance to own a truly unique piece of Ballylooby's history.

While the property is in need of minor refurbishment and modernisation throughout, it is presented in good condition and maintains many of its period features such as fireplaces, solid wood staircase and coving. The house benefits from bright, well proportioned rooms throughout with 2 reception rooms, kitchen, dining room and utility located on the ground floor and 4 bedrooms and family bathroom located upstairs. Externally, the property has a fully enclosed and private rear garden, a cut stone shed, galvanised storage shed and garage.

The property has been vacant for more than 2 years and may be eligible for the Vacant Property Refurbishment Grant.

Nestled not far from the Knockmealdown mountains and a 12 minute drive to the M8 motorway, this is a wonderful opportunity to own a historically significant property which is well located close to all essential amenities and has the potential to be refurbished into a fabulous home. Early viewing is recommended!

Entrance Hallway 5.8m (19'0") x 1.79m (5'10")

Carpet floor, solid wood stairs and banister, under stairs storage, coving, ceiling rose

Sitting Room 3.84m (12'7") x 3.42m (11'3")

Feature fireplace with open fire, picture rail, wood panelling surrounding windows

Living Room 2.55m (8'4") x 3.77m (12'4")

Feature fireplace with solid wood stove, coving, ceiling rose, wood panelling surrounding window, built in shelving

Dining Room 2.09m (6'10") x 3.66m (12'0")

Tiled floor, coving, ceiling rose

Utility 3.88m (12'9") x 1.92m (6'4")

Plumbed for washing machine

Kitchen 2.97m (9'9") x 2.01m (6'7")

Fitted wall and floor units, built in hob and oven, tile floor and back splash, access to rear

Landing 5.8m (19'0") x 1.79m (5'10")

Carpet floor, coving, ceiling rose, access to attic

Bedroom 4.01m (13'2") x 2.88m (9'5")

Front facing, carpet flooring, built in wardrobes, picture rail

Bedroom 4.13m (13'7") x 3.43m (11'3")

Front facing, carpet flooring, built in wardrobes, picture rail

Bedroom 4.12m (13'6") x 2.24m (7'4")

Rear facing, carpet flooring, picture rail

Bedroom 4m (13'1") x 2.83m (9'3")

Rear facing, carpet flooring

Bathroom 3m (9'10") x 2.12m (6'11")

Cork floor tile, tiled walls, bathtub, WC, WHB, hot press



Total Floor Area: 136.07 sqm (1465 sqft)



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