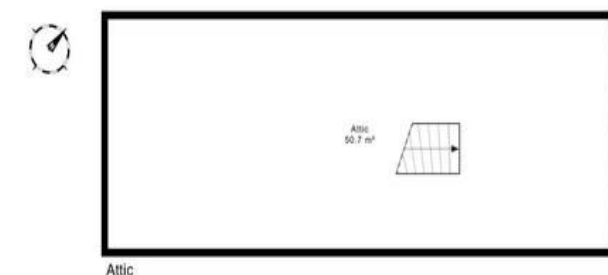




Ground Floor



1st Floor



Attic



## Monroe, Clonmel, E91 V0A3

6 Bed, two-storey detached residence on 1 acre close to Clonmel.

**Guide Price €590,000**







Brought to the market by PF Quirke & Co is an outstanding 6 bedroom, 5 reception room, 2-storey detached residence on a site of circa 1 acre. Situated just off the Clonmel/Fethard Road adjacent to Monroe sports complex and Lisronagh School and an easy commute to Clonmel. The property extends to 330 sqm and offers extensive living and bedroom accommodation as well as a large detached double garage. It is located in a popular rural setting with excellent views - South to The Comeraghs and East to Slievenamon. Accommodation as follows:  
Ground floor - Porch, entrance hall and corridor, sitting room, family room, conservatory, study, playroom, utility, 2 guest wc`s. Upstairs - 6 bedrooms, 2 bathrooms. Stairs from landing leading to floored attic. The property has PVC windows and oil fired central heating. It is set back from the road via a gravel drive with tarmac apron to the front and side. The grounds extend to circa 1 acre and are mature with trees and

shrubs affording wonderful privacy. For those seeking a spacious family home in a rural setting, close to Clonmel this property is ideal. We recommend early inspection.

**Porch**  
**2.31m (7'7") x 2m (6'7")**  
Flagstone floor.

**Entrance Hall**  
**6.09m (20'0") x 4.01m (13'2")**  
Flagstone flooring, recessed lighting.

**Sitting Room**  
**7.06m (23'2") x 4.23m (13'11")**  
Laminate flooring, fireplace, PVC French doors to timber decking area.

**Family Room**  
**3.53m (11'7") x 5.19m (17'0")**  
Solid timber flooring, PVC door to decking area.

**Kitchen/Dining Room**  
**4.25m (13'11") x 10.13m (33'3")**  
Oak fitted kitchen with units at eye and floor level, gas cooker, integrated dishwasher, tiled flooring, bay window.

**Conservatory**  
**5.35m (17'7") x 4.43m (14'6")**  
Timbered ceiling, tiled flooring, recessed lights, PVC French doors to garden.

**Guest w/c**  
**1.09m (3'7") x 1.67m (5'6")**  
Wc, whb, timber ceiling, tiled floor.

**Playroom**  
**4.24m (13'11") x 2.73m (8'11")**  
Bay window, laminate flooring.

**Office/Study**  
**3.09m (10'2") x 2.09m (6'10")**

**Utility**  
**4.27m (14'0") x 3.33m (10'11")**  
Sink, fitted units, plumbed for washing

machine, tiled floor, PVC back door.

**Guest W/C**  
**1.69m (5'7") x 1.19m (3'11")**  
WC and whb

**Walk-in Hotpress**  
**2m (6'7") x 1.49m (4'11")**

**Upstairs Landing**  
**5.18m (17'0") x 4.01m (13'2")**  
Timber floor. Door to stairs leading to floored attic.

**Bedroom 1**  
**3.03m (9'11") x 3.89m (12'9")**  
Timber flooring.

**Bedroom 2**  
**3m (9'10") x 4.83m (15'10")**  
Timber flooring, fitted wardrobes.

**Bedroom 3**  
**3m (9'10") x 3m (9'10")**  
Timber flooring.

**Bedroom 4**  
**3.13m (10'3") x 3m (9'10")**  
Timber flooring.

**Master Bedroom**  
**4.25m (13'11") x 6.97m (22'10")**  
Timber flooring.

**En-suite**  
**1.09m (3'7") x 3m (9'10")**  
Electric shower, whb, wc, Timber flooring.

**Walk-in wardrobe**  
**3m (9'10") x 2.02m (6'8")**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 6 Bedrooms, 5 reception rooms

- 1 acre, nicely-located site with excellent scenery

- Woodgrain PVC and oil heating

- Large Double Garage

- Convenient to Clonmel



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Guide Price €590,000

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.