

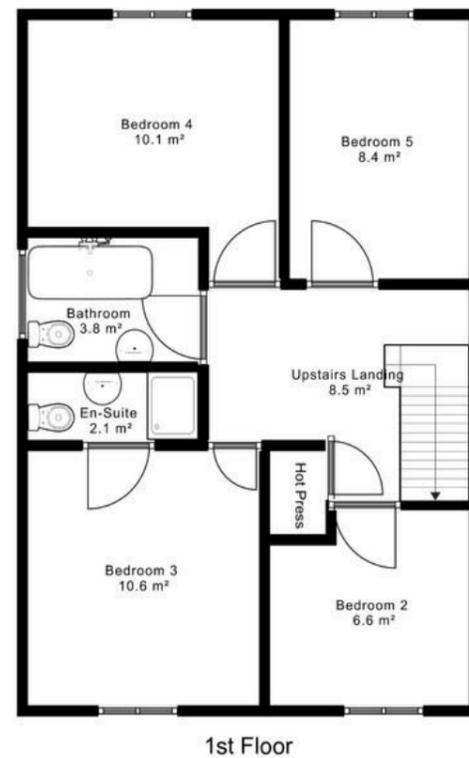
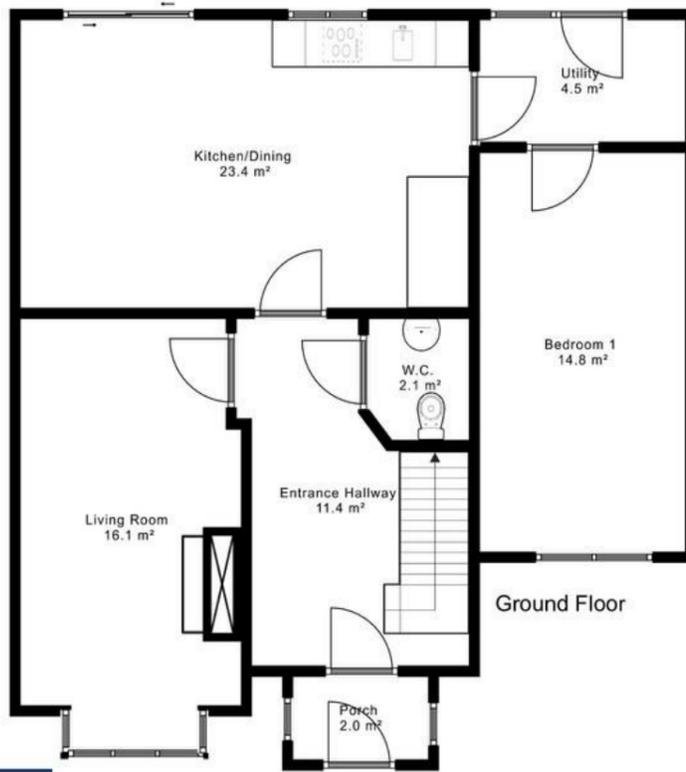


13 Gort Na Manach, Clonmel, E91 X9F2

An outstanding 4/5 bedroom residence in a very popular residential area

Guide Price €485,000





Bedroom 2
3.45m (11'4") x 2.76m (9'1")
with built-in double wardrobe and desk unit.

Bedroom 3
4.04m (13'3") x 3.26m (10'8")
with built-in triple wardrobe, bay window

En Suite
2.24m (7'4") x 0.89m (2'11")
with WC, WHB, electric shower, tiled floor, part-tiled walls.

Bedroom 4
2.67m (8'9") x 2.63m (8'8")
with built-in double wardrobe.

Garden Shed
2m (6'7") x 2m (6'7")

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.

- 4/5 Bedrooms
- Detached two storey
- PVC windows
- Cobble lock driveway
- Gas central heating
- Enclosed rear garden
- Close proximity to Poppyfield Retail Park



Brought to the market by P.F. Quirke & Co. Ltd, number 13 Gort na Manach is an exceptional detached five bedroom house in a popular residential area. The location provides easy access to the Poppyfield Retail Park, Clonmel Park hotel and the bypass. The house itself has been extremely well maintained and being of Hally Construction is very well finished. Accommodation includes an Entrance Porch, Entrance Hall, Guest WC, Sitting Room large Kitchen/Diner, Utility and Playroom/Bedroom 5 at Ground Floor. At First Floor are 4 further Bedrooms and 2 Bathrooms. There is a secure walled garden to the rear and a garden to the front overlooking on a further green area. This is an exceptional opportunity to purchase a top class family home in Clonmel. We recommend early inspection.

Entrance Porch
1.73m (5'8") x 0.09m (4")
with tiled floor, teak double glazed windows

Entrance Hall
5.16m (16'11") x 1.86m (6'1")
with laminate floor.

Guest WC
1.48m (4'10") x 1.26m (4'2")
with WC, WHB, tiled floor, part tiled walls.

Sitting Room
6.1m (20'0") x 4.05m (13'3")
with laminate floor, bay window, coving and centre rose, Gas fire with marble and timber surround.

Kitchen/Diner
6.16m (20'3") x 4.02m (13'2")
with tile floor to kitchen area with fitted units at eye and floor level, tiled splash back, breakfast bar, integrated oven, hob, extractor, plumbed for

dishwasher, dining area has sliding doors to garden at rear,

Utility
2.85m (9'4") x 1.81m (5'11")
with tile floor, plumbed for washing machine and dryer, access to rear.

Play room/Bedroom 5
5.47m (17'11") x 2.84m (9'4")
laminate floor.

Landing
3.67m (12'0") x 2.31m (7'7")
with velux window

Bedroom 1
4.01m (13'2") x 2.47m (8'1")
with double built in wardrobe.

Bathroom
2.23m (7'4") x 1.67m (5'6")
with bath/electric shower, WC, WHB, tiled floor, part-tiled walls.



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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.

Guide Price €485,000