



Bella Tree House, Rathronan, Clonmel, E91 X3K5

Period-style 2-story residence on circa 4 acres, 3 Kms from Clonmel.

Guide Price €480,000





Bella Tree House, Rathronan, Clonmel is now brought to the market by PF Quirke & Co. Ltd. This period-style property sits on 1.75 hectares (4.32 acres) of excellent land within 3kms of Clonmel.

The residence accommodates an entrance porch, hallway, living room, dining room, sitting room, kitchen, utility, guest w/c and back porch at ground floor while at first floor there are 4 bedrooms and 2 bathrooms. The property has oil fired central heating and sliding sash windows. Outside is a coach house with stables and stalls to the side.

Being on an elevated site the property has fabulous views to the South of the Comeraghs and to the East of Slievenamon.

This is an outstanding opportunity to purchase a good residence on a sizeable plot of ground within easy reach of Clonmel. We recommend early inspection.

Entrance Porch
0.8m (2'7") x 2.18m (7'2")
Tile floor

Hallway
6.89m (22'7") x 1.96m (6'5")
Tile floor

Living Room
4.23m (13'11") x 3.87m (12'8")
bay window (2.40m X 0.65m), solid fuel fire place,

Dining Room
4.72m (15'6") x 3.92m (12'10")
Carpet

Sitting Room
3.44m (11'3") x 4.07m (13'4")
dual fuel burner

Kitchen
3.02m (9'11") x 3.73m (12'3")
tile floor, units at eye and floor level, integrated electric oven

Utility
1.93m (6'4") x 3.91m (12'10")

Guest W.C.
1.34m (4'5") x 0.75m (2'6")

wc, Tile floor

Back Porch
1.27m (4'2") x 1.62m (5'4")

Upstairs Landing
4.82m (15'10") x 1.96m (6'5")
carpet

Bedroom 1
4.17m (13'8") x 3.79m (12'5")
en-suite, built-in wardrobe

En-suite
2.23m (7'4") x 1.69m (5'7")
bath, w.c., sink

Bedroom 2
4.24m (13'11") x 3.94m (12'11")
sink, built-in wardrobe

Bedroom 3
3.47m (11'5") x 4.06m (13'4")

Bedroom 4/Office
2.99m (9'10") x 3.47m (11'5")

Bathroom
1.92m (6'4") x 3.97m (13'0")
bath, electric shower, w.c., sink, bidet, hotpress.

