

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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MC375

No.5075



38 Ashlawn, Ballyclerihan, Co Tipperary, E91 HD32

- 3/4 bedrooms, 3 Reception
- Oil fired central heating
- Tarmac drive, off street parking
- Modern kitchen with integrated appliances
- PVC double glazing

Guide Price €390,000



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38 Ashlawn, Ballyclerihan, Co Tipperary, E91 HD32

Brought to the market by PQ Quirke and Co. is an outstanding four bed detached bungalow in Ballyclerihan village convenient to schools, shops and a short commute to Clonmel, Cahir, Cashel and Fethard. The property which has been developed and maintained to the highest standards has been extended in recent years with the addition of an extra reception room and dining room to the rear. The accommodation consists of entrance porch, hallway, 3 reception rooms, kitchen/diner, utility, 4 bedrooms, 2 bathrooms. The property is situated on its own landscaped site with mature boundaries, hedgerows affording excellent privacy. It is situated in a cul-de-sac location in village of Clerihan. Out offices consists of steel shed, playhouse and garden shed. Off street parking, Tarmac drive. This is a most attractive property in turn key condition and early inspection is invited.

Entrance Porch 0.76m (2'6") x 1.73m (5'8")
with PVC double doors.

Hallway 2.36m (7'9") x 3.06m (10'0")
Laminate flooring, pine staircase leading to bonus attic room.

Sitting Room 5.04m (16'6") x 3.09m (10'2")
Bay window, laminate flooring, solid fuel stove with marble mantle and fire surround, marble base, coving.

Kitchen/Diner 3.12m (10'3") x 7.05m (23'2")
Modern kitchen with fitted units at eye and floor level, breakfast bar, integrated fridge, freezer, ceramic tile floor. Arch leading to...

Dining Room 3.38m (11'1") x 3.67m (12'0")
Timbered ceiling, ceramic tiled flooring, pvc double doors to paved patio area and garden.

Lounge 3.03m (9'11") x 7.44m (24'5")
With feature Cathedral ceiling, solid fuel fireplace with marble mantle and fire surround, cast iron stove, granite base, laminate flooring. PVC french double doors leading to garden.

Utility 2.1m (6'11") x 2.03m (6'8")
plumbed for washing machine and dishwasher, fitted units and work top, tiled floor. PVC rear door.

Corridor 1m (3'3") x 9.04m (29'8")
with laminate flooring, spacious hotpress.

Bedroom 1 3.65m (12'0") x 3.1m (10'2")
Laminate flooring.

Bedroom 2 2.44m (8'0") x 2.97m (9'9")
laminate flooring.

Bedroom 3 3.65m (12'0") x 4.03m (13'3")
Bay window. Laminate flooring.

En Suite 0.9m (2'11") x 2.42m (7'11")
Wc, whb, electric shower and cubicle (tiled), extractor fan, fully tiled floor to ceiling.

Bedroom 4 2.08m (6'10") x 3.05m (10'0")
Currently used as a dressing room with wall to wall sliderobes and laminate flooring.

Bathroom 2.75m (9'0") x 3.01m (9'11")
comprising bath, vanity unit. wc, whb, mirrored medicine cabinet, heated towel rail, fully tiled floor to ceiling.

First Floor

Bonus Attic Space 3.61m (11'10") x 12.21m (40'1")
with two Velux windows.

Steel Shed 5m (16'5") x 3m (9'10")
Playhouse
Timber garden shed.

