

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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K530

No.4368



### 3 Kilcoran Lodge Holiday Homes, Cahir, E21 XR20

- 3 Bedroom, 3 Bathroom
- Double Glazed, PVC windows
- Woodland setting

**Guide Price €160,000**

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# 3 Kilcoran Lodge Holiday Homes, Cahir, E21 XR20

Brought to the market by P.F.Quirke and Co. is this superb home located at the base of the Galtee mountains and only a short distance to Cahir, Cashel and Mitchelstown. This property offers easy access to the M8 motor way from junction 11 and is less than an hours drive to Cork city. Finished to a high standard, the ground floor comprises a porch, living room, kitchen/dining room, one bedroom and bathroom while upstairs are two en-suite bedrooms and a large mezzanine landing area which could double as an office or a study. This property has plenty of potential as an investment or a family/starter home.

Early viewing is advised.

**Porch 1.37m (4'6") x 1.71m (5'7")**

Tiled floor

**Living room 5.37m (17'7") x 3.77m (12'4")**

Tiled floor, Double height ceilings, Solid fuel open fire with stone hearth

**Kitchen/ Dining room 5.38m (17'8") x 3.67m (12'0")**

Tiled floor, Solid timber kitchen units at eye and floor level, Granite counter, French doors

**Bathroom 1.67m (5'6") x 2.34m (7'8")**

Tiled floor, Tiled bath/shower area, WHB, W/C, Granite counter, Towel heater

**Upstairs landing 3.78m (12'5") x 2.78m (9'1")**

Carpet floor, Velux window

**Hot press 1.57m (5'2") x 0.68m (2'3")**

Timber shelves

**Bedroom 3.7m (12'2") x 3.7m (12'2")**

Carpet floor, Timber headboard

**En-Suite 1.58m (5'2") x 2.8m (9'2")**

Tiled floor, Tiled shower area, WHB, W/C, Granite counter, Towel heater

**Walk in wardrobe 1.6m (5'3") x 1.18m (3'10")**

Carpet floor

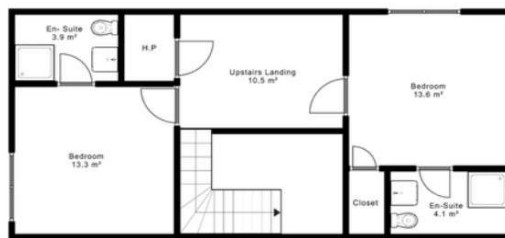
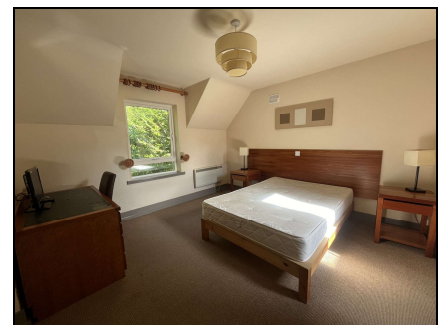
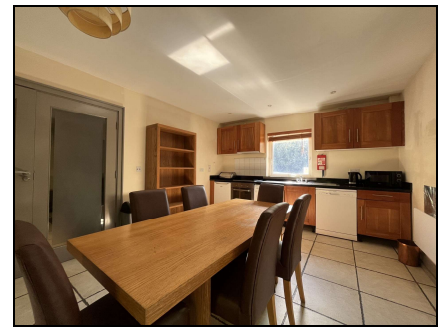
**Bedroom 3.68m (12'1") x 3.7m (12'2")**

Carpet floor, Timber headboard

**En-Suite 2.8m (9'2") x 1.58m (5'2")**

Tiled floor, Tiled shower area, WHB, W/C, Granite counter, Towel heater

**Total Floor Area: 96 sqm (1033 sqft)**



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