

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
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No.5256



## 12 Carrigeen Cottages, Cahir, E21 KT32

- Oil fired central heating
- 4 Bedrooms
- Close to Cahir town centre
- Ideal family home
- Large back garden

**Guide Price €230,000**

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# 12 Carrigeen Cottages, Cahir, E21 KT32

Brought to the market by P.F. Quirke and Co. is an excellent 4 bed, semi detached residence on its own grounds comprised in folio TY34731. The property has been extended in recent years and offers good accommodation as follows the ground floor contains the entrance hall to reception, kitchen diner, two bedrooms, two bathrooms. Upstairs is made up of two further bedrooms. Part PVC double glazing part aluminium single glazed windows, oil fired central heating. The out office's comprise of a boiler house, laundry room and implement shed. Preferably located on the outskirts of Cahir just off the Cahir Clogheen road, close to Cahir golf club within walking distance of the town centre. Off street parking, Cul de Sac location. Inspection by appointment only arranged through our office. Early viewings are advised

**Entrance hall 4.09m (13'5") x 2.09m (6'10")**  
Wood floor.

**Living room 5.39m (17'8") x 5.93m (19'5")**  
Carpet, Gas fire, Marble surround, Wood panelling.

**Sitting room 3.41m (11'2") x 4m (13'1")**  
Laminate floor, Solid fuel open fire tiled surround.

**Kitchen/Dining room 2.42m (7'11") x 7.07m (23'2")**  
Tiled floor, Back door leading to back yard, storage at eye and floor level, Gas hob, Electric oven.

**Bedroom 2.45m (8'0") x 3.09m (10'2")**  
Lino floor, Built in storage.

**Back hall 3.45m (11'4") x 1.14m (3'9")**  
Tiled floor, Access to rear yard.

**Bathroom 2.25m (7'5") x 2.27m (7'5")**  
Tiled floor, Tiled walls, whb, wc, Electric shower.

**Bedroom 3.48m (11'5") x 3.81m (12'6")**  
Laminate floor.

**En-Suite 2.53m (8'4") x 2.26m (7'5")**  
Tiled floor, Tiled walls, whb, wc, Electric shower.

**Bedroom 3.46m (11'4") x 4.05m (13'3")**  
Laminate floor, Built in wardrobe.

**Bedroom 3.89m (12'9") x 3.62m (11'11")**  
Lino floor, Built in wardrobes.

## Boiler house

**Laundry Room 2.02m (6'8") x 1.54m (5'1")**

**Tool shed 4.53m (14'10") x 2.26m (7'5")**

**Total Floor Area: 148 sqm (1593 sqft)**



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