

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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No.4522



## The Cottage, Glenpatrick, Clonmel, E91 KV57

- 3 Bedroom Cottage
- 10 Minute Drive from Clonmel
- PVC Doors, Fascia, soffit and front windows.
- Large Out building to rear
- 1.1 acres

**Guide Price €150,000**

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# The Cottage, Glenpatrick, Clonmel, E91 KV57

Excellent cottage residence in the foothills of the Comeragh mountains on 1.1 acres, now brought to the market by PF Quirke & Co. Ltd is Glenpatrick, on the Clonmel to Rathgormack Road. Within a ten minute drive of Clonmel, this property provides the peace and tranquillity of the countryside together with ease of access to all major amenities. Accommodation includes an entrance hall, sitting room, kitchen/dining room, 3 bedrooms and bathroom. The front of the property has PVC windows the rear are single glazed. Outside is a large detached shed incorporating storage and animal housing. The property is set on a rectangular site with good grass providing excellent opportunities for further development. This is a great opportunity to purchase a rural property. We recommend early inspection.

**Entrance Hall 2m (6'7") x 0.88m (2'11")**

**Sitting Room 4.53m (14'10") x 3m (9'10")**

Fireplace with stove, hotpress.

**Kitchen 4.65m (15'3") x 3m (9'10")**

Open fire with cast iron surround, fitted units at eye and floor level, work top, tiled splash back, plumbed for washing machine.

**Bedroom 1 3.67m (12'0") x 2.75m (9'0")**

**Bathroom 1.73m (5'8") x 2m (6'7")**

Bath, electric shower, whb,w/c, tiled floor, part tiled walls.

**Back Hall 2.02m (6'8") x 0.09m (4")**

**Bedroom 2 2.07m (6'9") x 2m (6'7")**

**Bedroom 3 3.64m (11'11") x 2.04m (6'8")**

## Outbuildings

### Single Large Outbuilding

Store and animal housing. Large Paddock to rear.

