



## 5 Maple Court, Clonmel, E91 PW20

Exceptionally well located detached 2-storey residence, fully modernised and brought to A3 standard.

**Guide Price €495,000**







**2.22m (7'3") x 3.67m (12'0")**  
with Ash & Walnut Solid wood units. Plumbed for washing machine. Tiled floor.

**Upstairs Landing**  
**4.99m (16'4") x 2.83m (9'3")**  
Carpet

**Bedroom 1**  
**6.65m (21'10") x 3.87m (12'8")**  
carpet, sliding wardrobe

**En-suite**  
**1.45m (4'9") x 2.23m (7'4")**  
tiled floor to ceiling, whb, w.c. shower.

**Walk-in Wardrobe/Dressing Room**  
**3m (9'10") x 7.52m (24'8")**  
with velux window. Shelving and hanging space.

**Bedroom 2**  
**2.84m (9'4") x 3.79m (12'5")**  
with recessed lighting, carpet.

**Bedroom 3**  
**3.72m (12'2") x 3.76m (12'4")**  
with recessed lighting, carpet.

**Bathroom**  
**2.06m (6'9") x 2.83m (9'3")**  
tiled floor to ceiling. Bath, wc, whb, electric shower.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- One of 6 homes in an exclusive cul de sac location
- 3 Reception Rooms
- Triple-glazing
- Air to water heating
- Large feature terraced garden and patio to rear
- Large green area to the front
- Easy access to town centre and N24

An exceptionally rare opportunity to purchase a fabulous detached residence in this exclusive, private estate of just six homes. Set in a marvellous location, just off the Waterford Road the property faces onto a large green area with mature trees and shrubs providing shelter from the road and ensuring privacy.

The residence itself has been modernised and extended and now provides an A3 BER rating. There is partial under floor heating, triple-glazed windows and an air to water heat pump.

Accommodation includes a porch, entrance hall, guest w/c, living room, sitting room, kitchen, utility, 3 bedrooms and 2 bathrooms. A feature of this house is the exceptionally large main bedroom which was originally 2 bedrooms divided by a stud partition, if there is a requirement for a four bedroom house this can be easily

reconfigured. The standard of fitting and decor throughout the house is exceptional.

The rear garden has a complete make over with multiple terraces, sitting areas and planted areas together with a large patio. This is a fabulous house in exceptional condition in a great location. We recommend early inspection.

**Porch**  
**1.05m (3'5") x 2.1m (6'11")**  
with tiled floor.

**Entrance Hall**  
**2.6m (8'6") x 2.59m (8'6")**  
tile floor

**Guest W.C.**  
**1.07m (3'6") x 2.05m (6'9")**  
with tiled floor wc, whb.

**Living Room**

**4.82m (15'10") x 5.56m (18'3")**  
with carpet floor, marble fireplace and recessed lighting. Double doors leading to kitchen/dining

**Sitting Room**  
**3.87m (12'8") x 5.38m (17'8")**  
with solid oak flooring, feature gas fireplace with stone fire surround. Double doors to kitchen/dining room. Recessed lighting.

**Kitchen/Dining**  
**6.89m (22'7") x 5.35m (17'7")**  
with Ash & Walnut solid wood kitchen island. Granite work top. Integrated oven, hob & extractor. Separate dresser unit. Tile Floor.

**Utility**



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.