

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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No.5351



## Rathmoley, Killenaule, E41 Y863

- 4 Bed, 2 Bath
- Triple Glazed PVC Windows
- Modernised throughout
- Less than 30 minutes to major towns

**Guide Price €370,000**

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# Rathmoley, Killenaule, E41 Y863

Brought to the market by PF Quirke & Co, this impressive four-bedroom, two-bathroom residence is located at Rathmoley, Killenaule.

Located in a peaceful rural setting, the property boasts uninterrupted views of the surrounding countryside to the front and Slievenamon to the rear — a truly stunning backdrop in every season.

This home has been tastefully modernised in recent years, blending contemporary finishes with comfortable family living. At its heart lies a bright, beautifully fitted kitchen and spacious living area designed to take full advantage of the surrounding scenery, creating a warm and welcoming space for both relaxation and entertaining.

The property is ideally situated for easy access to nearby towns and services. Cashel is just a 20-minute drive, Clonmel approximately 25 minutes, and Thurles around 30 minutes away, providing excellent transport links, schools, shopping, and leisure amenities. Locally, Killenaule village offers everyday conveniences including shops, schools, sporting clubs, and community facilities, all within minutes of the property.

With its modern accommodation, breathtaking views, and excellent location, this is a home that combines the best of country living with accessibility — one that must be viewed to be fully appreciated.

## **Entrance Hall 3.71m (12'2") x 4.37m (14'4")**

Tiled floor, fitted closet, wood burning stove

## **Kitchen 6.74m (22'1") x 3.62m (11'11")**

Tiled floor, units at eye and floor level, kitchen island with sink

## **Sitting room 3.43m (11'3") x 4.47m (14'8")**

Tiled floor, solid fuel stove

## **Utility room 3.22m (10'7") x 3.07m (10'1")**

Tiled floor, units at floor level, built in closets

## **Rear hall 1.15m (3'9") x 3.06m (10'0")**

Tiled floor

## **Bathroom 2.21m (7'3") x 1.96m (6'5")**

Tiled floor, whb, shower

## **Hot press 1.12m (3'8") x 0.09m (4")**

## **Bedroom 6.69m (21'11") x 4.19m (13'9")**

Timber floor, solid fuel stove, built in closets, corner picture window

## **Bedroom 3.6m (11'10") x 4.05m (13'3")**

Carpet

## **Upstairs landing 7.01m (23'0") x 3.7m (12'2")**

Carpet

## **Bedroom 4.21m (13'10") x 2.69m (8'10")**

Carpet, Into

## **Study 2.69m (8'10") x 4.2m (13'9")**

Carpet, Built in closets

## **Bathroom 2.81m (9'3") x 1.81m (5'11")**

Tiled floor, tiled walls, shower, wc, double sink

## **Bedroom 3.75m (12'4") x 6.09m (20'0")**

Carpet, Into

## **Walk in Wardrobe 1.19m (3'11") x 1.5m (4'11")**

**Total Floor Area: 195 sqm (2099 sqft)**



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