





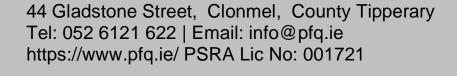


Newchapel, Clonmel, E91 Y402

Excellent 4-bed, 2-reception room home with garage and large gardens in a great location close to Clonmel

Guide Price €560,000







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P.F. Quirke & Co. are delighted to present this substantial residence at Newchapel, Clonmel – a superbly located family home offering space, convenience, and scenic surroundings.

Extending to over 220 sq. m (c.2,400 sq. ft), this impressive property sits on expansive, well-developed grounds with mature gardens, ample parking, and a large garage. The residence provides generous accommodation, including a Porch, Entrance Hall, Sitting Room, Living Room, Kitchen, Utility, Rear Porch, 2 Bedrooms and Bathroom at ground floor level, with a further 2 Bedrooms, Bathroom, and bonus Attic Space at first floor.

The property enjoys a sought-after south-facing orientation, maximising solar gain and capturing outstanding views of the surrounding countryside.

Situated in a prime location, Newchapel offers excellent access to Clonmel town centre, Boston Scientific, Abbott, Cashel, and the M8 motorway, making it ideal for those seeking both a peaceful setting and convenience for work, schools, and amenities.

This is a rare opportunity to acquire a large, well-located home in a truly scenic area. Early viewing is highly recommended.

Front Porch
1.94m (6'4") x 1.91m (6'3")
two sliding doors, wooden floor

Hall 1.03m (3'5") x 9.62m (31'7") mix of tile and wooden floors

Sitting Room 4.06m (13'4") x 4.62m (15'2")

wood floor, double doors leading to kitchen/dining room, built in units, solid fuel stove

Living Room 4.48m (14'8") x 4.24m (13'11") wood floor, solid fuel stove

Kitchen
5.23m (17'2") x 4.67m (15'4")
tile floor, fitted units at eye and floor
level, electric hob & oven, sink

Utility
3.49m (11'5") x 1.81m (5'11")
tile floor, wood panelling on the walls, sink, back door

Back Porch
1.46m (4'9") x 1.84m (6'0")
tile floor, sliding doors to rear patio area

Bedroom 1 3.38m (11'1") x 2.68m (8'10") wood floors Main Bathroom
3.35m (11'0") x 2.41m (7'11")
tile floor, tiled walls, shower, wc, counter space with sink

Bedroom2 4.48m (14'8") x 4.24m (13'11") carpet, built-in wardrobes

Upstairs Landing 6.31m (20'8") x 4.53m (14'10") carpet

Bathroom
2.43m (8'0") x 3.35m (11'0")
tile floor, tiled walls, electric shower,
wc, sink with underneath storage

Bedroom 3 4.51m (14'10") x 4.24m (13'11") carpet, built-in wardrobes

Hotpress
1.34m (4'5") x 3.37m (11'1")
laminate flooring, storage shelving

Bedroom 4 4.55m (14'11") x 3.21m (10'6") laminate flooring, built-in wardrobes

Bonus Attic Space/Study
2.09m (6'10") x 6.69m (21'11")
laminate wood floor, access to extra attic storage

Attic Space 4.46m (14'8") x 2.22m (7'3") floored

Garage 5.65m (18'6") x 3.82m (12'6") with double doors and pedestrian door

Boiler House 3.39m (11'1") x 1.22m (4'0")

- 4 bed, 2 reception room home
- Fantastic country location close to Clonmel
- Ideal family home with gated entrance
- Large gardens
- Oil fired central heating
- Garage

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

