



## 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**





**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

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

