

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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K519

No.4515



## Parkaderreen, Ballylooby, Cahir, E21 TV72

- 3 bedrooms
- c. 1 acre site
- Numerous outbuildings
- Good rural location
- Easy access to M8

**Guide Price €150,000**



44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# Parkaderreen, Ballylooby, Cahir, E21 TV72

Brought to the market by PF Quirke & Co is this cottage with outbuildings at Parkaderreen, Ballylooby. The location provides easy access to Mitchelstown (M8), Cahir and Clonmel. The property is nicely situated in a good rural area.

Accommodation includes a porch, sitting room with open fireplace and timbered ceiling, living room with solid fuel stove and tiled floor and a kitchen with sink unit and cupboards. There is a utility/store with a bathroom to the rear. Upstairs there are 3 bedrooms. The property has PVC windows. Outside are assorted stone sheds with corrugated roofs. The property is on mains water. The site is circa 1 acre and affords good paddock space to the side and rear of the property. This is a great opportunity to purchase a cottage in need of minor renovation in a good rural area. We recommend early inspection.

**Porch 2.04m (6'8") x 2.01m (6'7")**

**Living Room 4.44m (14'7") x 4.85m (15'11")**  
Open fire place, half door.

**Dining room 4.48m (14'8") x 4.97m (16'4")**  
Stove, tile floor

**Bathroom 2.37m (7'9") x 2.75m (9'0")**  
comprising bath,wc, tiled floor

**Kitchen 4.43m (14'6") x 1.98m (6'6")**  
Fitted units at eye and floor level, electric oven, tile floor

**Utility 3.76m (12'4") x 2.6m (8'6")**

**Bedroom 1 4.4m (14'5") x 0m (0")**

**Bedroom 2 4.4m (14'5") x 3.34m (10'11")**  
Built in wardrobe

**Bedroom 3 4.42m (14'6") x 4.92m (16'2")**

**Shed 1 3.64m (11'11") x 8.77m (28'9")**

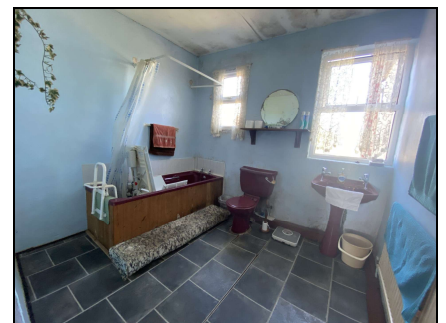
**Kennel 3.51m (11'6") x 2.71m (8'11")**  
2 dog kennels

**Potting Shed 3.7m (12'2") x 2.57m (8'5")**

**Shed 2 4.86m (15'11") x 2.56m (8'5")**  
Opens to field at rear, 2 pens, storage room

**Garage 7.54m (24'9") x 4.43m (14'6")**  
Timber double doors, side door access

**Tool shed 4.18m (13'9") x 4.27m (14'0")**



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