

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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S458

No.4746



## Moanmore, Grange, Clonmel, E91 TK35

- 3 Bedrooms
- PP for redevelopment, Vacant Homes Grant and SEAI grant
- Lawns to front and rear
- Four span haybarn
- Assorted stone outbuildings

**Guide Price €220,000**



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# Moanmore, Grange, Clonmel, E91 TK35

Brought to the market by P. F. Quirke & Co. Ltd this property at Moanmore comprises a three bed detached bungalow standing on 0.54Hectares (1.33acres). The three bed bungalow, while in need of modernisation, is in good condition throughout and has nice lawns front and rear. To the rear of the large site is a four span haybarn and assorted old stone outbuildings. This property has huge potential for further development. Current accommodation includes Entrance hall, Sitting room, Kitchen/Dining room, three Bedrooms and Bathroom. The property has dual central heating from both back boiler and oil. Planning granted for redevelopment and pre-approval for Vacant Homes Grant and SEAI grants. This is a rare opportunity to purchase a dwelling on a sizeable piece of ground providing easy access to both Cahir and Clonmel.

**Entrance Hall 2.94m (9'8") x 1.62m (5'4")**  
Laminate floor.

**Sitting Room 4.33m (14'2") x 4.07m (13'4")**  
Open fire with brick surround and large picture window.

**Kitchen/Diner 6.04m (19'10") x 3.31m (10'10")**  
Fitted units at floor level, sink and drainer, tiled splash back, plumbed for washing machine, open fire with back boiler and brick surround shelving, large picture window to garden and patio at rear.

**Bathroom 3.32m (10'11") x 1.7m (5'7")**  
w/c, whb, bath with shower attachment and hotpress.

**Bedroom 1 4.13m (13'7") x 3.32m (10'11")**  
Built in wardrobe and vanity unit.

**Bedroom 2 3.9m (12'10") x 2.98m (9'9")**

**Bedroom 3 2.86m (9'5") x 2.81m (9'3")**



Total Floor Area: 81 sqm (872sqft)



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