

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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MC370

No.4924



## Giantsgrave, Clonmel, E91 A891

- Ideal location close to Clonmel
- Private residence
- Large mature gardens
- Easy access to N24
- Oil heating

**Guide Price €175,000**

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<https://www.pfq.ie/> PSRA Lic No: 001721





# Giantsgrave, Clonmel, E91 A891

PF Quirke & Co. Ltd are marketing a fire/damaged house at Giantsgrave, Clonmel which is a great redevelopment opportunity. The property stands on a large corner site within easy reach of Clonmel, the N24 and all services. The elevated site affords excellent scenery towards the Comeraghs and Slievenamon. The residence was formally a six bedroom dormer bungalow but has been damaged and is in need of substantial renovation.

Accommodation includes: entrance hall, living room, kitchen/dining room, utility, 4 bedrooms and two bathrooms at ground floor while upstairs were a further 2 bedrooms and bathroom. The site is very well developed with mature trees and hedges etc. This is a great opportunity for a purchaser with the skills and knowledge to renovate a damaged property and make a fabulous home. We recommend early inspection.

**Entrance Hall 1.06m (3'6") x 5.07m (16'8")**

**Living Room 6.17m (20'3") x 3.16m (10'4")**

solid wood stove with marble mantelpiece, laminate wood flooring

**Kitchen/Dining room 5.9m (19'4") x 4.07m (13'4")**

kitchen units at eye and floor level, tile splashback, sliding door to patio area

**Utility 1.93m (6'4") x 3.48m (11'5")**

tile floor, rear door leading to garden

**Hotpress 1.26m (4'2") x 1.75m (5'9")**

**Hallway 1.02m (3'4") x 10.29m (33'9")**

**Bedroom 1 3.31m (10'10") x 2.68m (8'10")**

built-in wardrobes

**Bedroom 2 3.32m (10'11") x 3.22m (10'7")**

**Bedroom 3 3.32m (10'11") x 3.75m (12'4")**

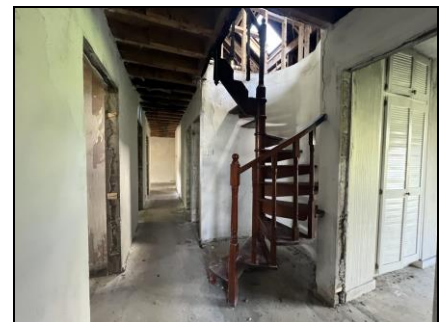
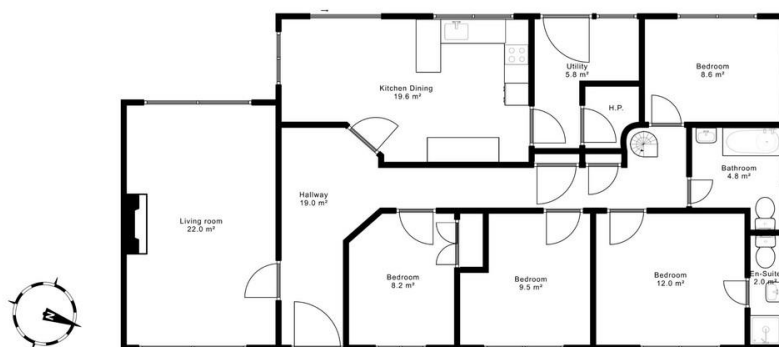
**En-Suite 0.76m (2'6") x 2.86m (9'5")**

tile floor, tiled walls, whb, wc, shower

**Main Bathroom 2.36m (7'9") x 2.23m (7'4")**

**Bedroom 4 3.78m (12'5") x 2.87m (9'5")**

built-in wardrobe



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