

**FOR SALE**

**By Private Treaty**

**3 CUAN MHUIRE  
Slievenamon Rd Thurles**



**2-BED SEMI-DET BUNGALOW  
SUPERB CENTRAL LOCATION**

## LOCATION / DESCRIPTION:

Impressive 2-Bed bungalow in sought after residential location, just off Liberty Square close to Thurles Shopping Centre, Golf Club and all amenities. Tastefully decorated & in excellent condition throughout. Large floored attic with potential for conversion. Off-street parking area to front and enclosed yard to rear. Excellent retirement / first time buyer home.

## ACCOMMODATION:

<b>Hall:</b>	(19' 4 x 4' 2") with teak panel front door with glazed side panel, carpet flooring, hotpress, storage press,
<b>Sittingroom:</b>	(10' 9 x 14' 6") with marble fireplace and mahogany surround, wall lights, cove cornicing, ceiling rose.
<b>Kitchen / Dining:</b>	(9' 10" x 16' 4") with upper & lower oak fitted kitchen units, sink, tiled over worktop, electric hob & oven.
<b>Utility:</b>	(6' 3" x 5' 2" plumbed for auto wash, door to rear.
<b>Bedroom 1:</b>	(9' 10 x with carpet flooring, built in wardrobe and W.H.B.
<b>Bedroom 2:</b>	(9' 10" x 13' 2") with carpet flooring, built in wardrobe and W.H.B.
<b>Bathroom:</b>	(5' 11' 9' 10") with electric 'mira sport' shower over Bath, W.C., WH.B, light shaver, tiled over bath.
<b>Fuel Shed:</b>	with boiler and W.C.

## FEATURES:

- \* Oil fired central heating.
- \* Tastefully decorated.
- \* Carpets, Curtains & Blinds.
- \* Large floored attic with potential for conversion.
- \* Parking in driveway.
- \* Enclosed yard to rear with side access.
- \* Detached fuel shed / boiler house with W.C.
- \* Town centre location, within walking distance of all amenities.
- \* Sought after location.
- \* Excellent retirement / first time buyer home.

## PRICE:

**Region €290,000**

## VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers. Please contact Jonathan Gleeson at (087) 6888440 or Kevin Quilter at (087) 6174844



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