



Mainstown, Carrick-on-Suir, Tipperary

Attractive 4 Bedroom bungalow on 3.9 acres with stables, hay barn and tack room.

Attractive 4 Bedroom Detached Bungalow with Stables, Tack Room and Hay Barn on 3.9 acres bounded by rich agricultural lands and maintained to the highest standard. The property is set back from the road and is surrounded by mature landscaped gardens. There are lovely views of the surrounding countryside. Local sporting amenities include Hunting with the local Kilmaganny Fox Hounds, Horse Racing in Tipperary, Clonmel & Tramore, Fishing in the River Suir. Swimming pool & fitness centre. Excellent 18 hole golf courses at Carrick on Suir, Clonmel and numerous other courses within easy reach. Shooting with local gun clubs. Two theatres in Carrick on Suir both have drama workshops for adults and children. Good riding out. Accommodation Entrance Hall - 4.0m x 1.84m Coat rack. Telephone point Sittingroom - 7.08m x 4.6m Fireplace. Maple floor. 2 centre lights and wall lights with dimmer switch, t.v. point. Patio door to garden. Kitchen - 3.9m x 3.3m Double s.s.s.unit with mixer tap. Complete built in Maple wall and floor units, work tops etc., Five ring gas hob with extractor fan and light over (also fitted for five ring electric hob). Wall mounted double electric oven. Plumbed for dishwasher. Fully tiled. Utility Room - 3.05m x 2.75m S.s.s.unit with mixer tap. Built in units and cupboards. Plumbed for washing machine and space for dryer. Coat rack. Diningroom/Conservatory - 6.4m x 4.19m Airing cupboard. Fireplace. T.v. point. Patio door to patio and garden. Telephone point. Inner Hallway - 7.32m x 0.92m Stairs to roof space partly floored. Main Bedroom - 5.52m x 3.66m Complete with built in Pine wardrobes with cupboards overhead and overbed cupboards, bedside tables with drawers. T.v. point. Telephone point. Built in over bed light. En Suite Shower unit with Aqualasa free fall shower, w.h.b. with mixer tap. Built in cupboards and cupboards with mirror and shaving point. W.c. Full floor to ceiling tiling. Heated towel rail. Bedroom 2 - 3.66m x 3.55m Built in wardrobe and cupboards, overhead bed light. Bedroom 3 - 3.3m x 3.05m Overhead bed light. Bedroom 4 - 3.17m x 2.33m OUTSIDE Gardens very well maintained with lawns, trees, shrubs, rockeries and flowers. Orchard with apple and plum trees. Greenhouse with internal water tap. Patio. Chicken hut with high fenced run. 3 outside taps and extensive outside lighting. Double Garage 5.82 x 6.40m (21' x 19'3") with up and over 16' electric door, power points and work bench. Lofted storage space. Study/Office 4.28 x 2.17 (14'3" x 7'10") Built in L shaped writing desk with drawers and shelving above. Power points. Separate w.c. with w.h.b. Car Port 14'6" X 11'3" Two Stables Built in automatic water bowls and hay racks. Lights and power point. Fenced stable yard with flood lights. Tack Room Built in shelving and cupboards. Power points. Barn 31'6" x 21' Double doors and side door. Internal lights. Paddocks Paddocks in grass with two field gates onto the road. Water to field trough. Location The property is located in the townland of Mainstown 3 km north of Carrick on Suir, 2 km Faugheen, 5 km Ahenny, 38 km Waterford city, 46 km Waterford Airport and 164 km Dublin

BASE INFORMATION:

Bed	: 4
Bath	: 2

CONVENIENCE:

General Amenities: Double Glazed Windows, Oil Fired Central Heating,
Energy Savings Amenities: Oil Fired Central Heating,
Exterior Amenities: Lawn,
Landscape Amenities: Lawn,
Security Amenities: Security Alarm,