

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

O2197

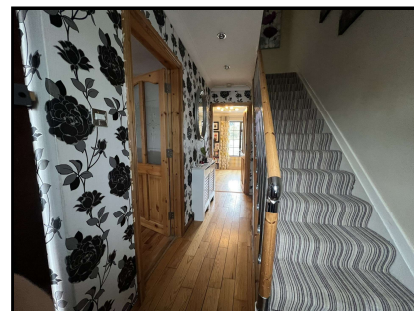
No.5206



36 Railway Close, Kilsheelan, E91 E308

- 3 Bedroom Mid-terrace
- Village Centre
- Extended in recent years
- Double glazed aluminium windows
- Rear access to garden via lane
- Oil fired central heating

Guide Price €185,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



36 Railway Close, Kilsheelan, E91 E308

Brought to the market by P.F. Quirke & Co. Ltd is an excellent mid-terrace two storey residence located in the village of Kilsheelan just off the N24, adjacent to schools, Church, GAA grounds. The property has been extended in recent years and offers good accommodation as follows: Ground floor: Porch, Hallway, Sitting room, Living room with solid fuel stove, Kitchen/Diner with aluminium sliding door to rear. Upstairs are three Bedrooms, Bathroom and hotpress. The windows are aluminium double glazed. Oil fired central heating. To the rear is an enclosed yard with rear access. This would make an ideal starter home being close to Clonmel and Carrick On Suir. Early inspection invited.

Entrance Porch 1.07m (3'6") x 1.03m (3'5")
Tile floor, sliding door.

Hall 4.05m (13'3") x 1.74m (5'9")
Laminate floor, carpet stairs

Living Room 3.48m (11'5") x 3.8m (12'6")
Laminate floor, open fireplace with marble mantle piece.

Sitting Room 3.36m (11'0") x 5.67m (18'7")
Laminate floor, solid fuel stove with brick surround, sliding door leading to kitchen/Dining.

Kitchen/Dining 5.17m (17'0") x 3.66m (12'0")
Tile floor, tile splashback, units at eye and floor level, electric oven, whb, door leading to back yard

Upstairs Landing 3.13m (10'3") x 2.63m (8'8")
Carpet floor

Bedroom 1 2.4m (7'10") x 2.62m (8'7")
Laminate floor

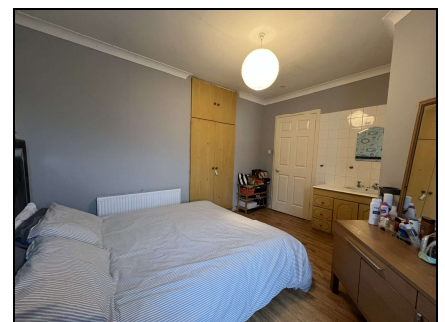
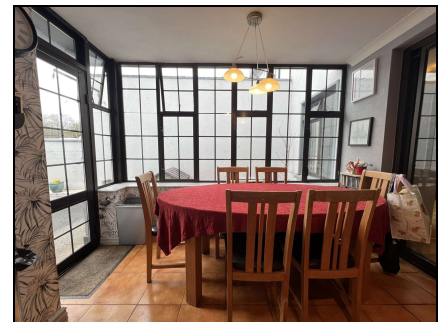
Bedroom 2 3.37m (11'1") x 2.95m (9'8")
Laminate floor.

Bedroom 3 3.54m (11'7") x 3.84m (12'7")
Laminate floor, whb, tile splashback, built-in wardrobe.

Bathroom 1.8m (5'11") x 1.72m (5'8")
Tile floor & walls, bath & shower, whb, w.c.



Total Floor Area: 100 sqm (1076 sqft)



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721

