

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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M857

No.5084



Killurney, Clonmel, E91 TC04

- Detached 4-bed bungalow
- Fantastic views and scenery
- Oil fired heating, PVC windows
- Close to N76, easy access to Clonmel, Fethard and Kilkenny
- 0.25Ha (0.62ac) site

Guide Price €330,000

44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



Killurney, Clonmel, E91 TC04

Brought to the market by P.F. Quirke & Co. Ltd. is an excellent detached 4 bed bungalow on a site of 0.25Ha (0.62ac).

The property is situated in a scenic location, adjacent to Killurney NS, Ballypatrick, Kilcash, Clonmel and Fethard, and a short distance from the N76.

This residence has wonderful views southwards towards the Comeraghs and Knockmealdowns, with Slievenamon to the rear.

It offers good accommodation including an Entrance Hall, 2 Reception rooms, Kitchen/Diner, Utility, 4 Bedrooms and 2 Bathrooms.

The windows are PVC and it has oil fired central heating. The dwelling is set back from the road and accessed via a tarmac drive.

The grounds are mostly in lawn and are well maintained.

This is an ideal opportunity to purchase a top class residence in an scenic location, with an easy commute to Clonmel. Early inspection invited.

Hall 2.11m (6'11") x 3.75m (12'4")

Georgian PVC door

Sitting Room 4.68m (15'4") x 3.83m (12'7")

fireplace with timber mantle and fire surround, panel glass door leading to...

Conservatory 3.06m (10'0") x 3.34m (10'11")

tile floor, PVC French doors to garden

Kitchen/Dining Room 6.63m (21'9") x 3.33m (10'11")

with a range of fitted units, breakfast counter, storage closet, dishwasher.

Utility 1.81m (5'11") x 2.13m (7'0")

plumbed for washing machine & dryer, worktop and shelving, fitted cupboard

Back Hall 1.18m (3'10") x 2.33m (7'8")

with PVC door

Study/Bedroom 4 3.56m (11'8") x 4.16m (13'8")

with bay window (5.02m into bay), semi solid timber flooring, fitted bookshelves

Corridor 1m (3'3") x 7.23m (23'9")

spacious hotpress

Bathroom 1.22m (4'0") x 3.02m (9'11")

shower, wc, whb

Bedroom 3 3.62m (11'11") x 3.02m (9'11")

built in wardrobes

Bedroom 2 4.41m (14'6") x 3.04m (10'0")

built in wardrobes

Main Bedroom 4.56m (15'0") x 3.02m (9'11")

with mirrored sliderobes and dressing table unit

En-Suite 1m (3'3") x 2.43m (8'0")

shower, wc, whb

Out-offices 5.9m (19'4") x 3.28m (10'9")

3 timber garden sheds

Total Floor Area: 150 sqm (1615 sqft)



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