

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


QUIRKE
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R481

No.5216



3 O`Rahilly Avenue, Clonmel, E91 YX76

- Prime town location close to all amenities
- Vacant in excess of 2 years
- 2-bed end of terrace
- Large garden with side & rear access

Guide Price €180,000

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Brought to the market by P F Quirke & Co Ltd is this well-located two bed, two reception room end of terrace residence with large garden to rear. Situated close to The Showgrounds Shopping Centre in a mature residential location just off the Waterford road and within easy reach of all services. The property comprises an entrance hall, sitting room, living/dining room and kitchenette at ground floor with 2 bedrooms and bathroom at first floor. To the rear is a large garden with side and rear access. While in need of renovation, its prime location makes it an ideal home. The property has been vacant in excess of 2 years and therefore the Vacant Property Grant can be applied for.

Entrance Porch 1.64m (5'5") x 1.87m (6'2")

Living/Dining Room 4.58m (15'0") x 3.32m (10'11")
built-in closet, open fireplace with tile surround (back boiler), electric fire insert

Kitchen 3.48m (11'5") x 1.72m (5'8")
built-in units at eye and floor level, electric stove, sink, understairs storage, back door leading to rear garden

Sitting Room 3.22m (10'7") x 2.05m (6'9")
open fireplace with tile surround

Upstairs Landing 1.32m (4'4") x 1.83m (6'0")

Bedroom 1 4.54m (14'11") x 3.34m (10'11")
open fireplace, built-in wardrobe

Bathroom 1.63m (5'4") x 1.97m (6'6")
bath, wc

Bedroom 2 2.99m (9'10") x 2.57m (8'5")
open fireplace, built-in wardrobe



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