44 Gladstone Street Clonmel Co. Tipperary Rep. of Ireland



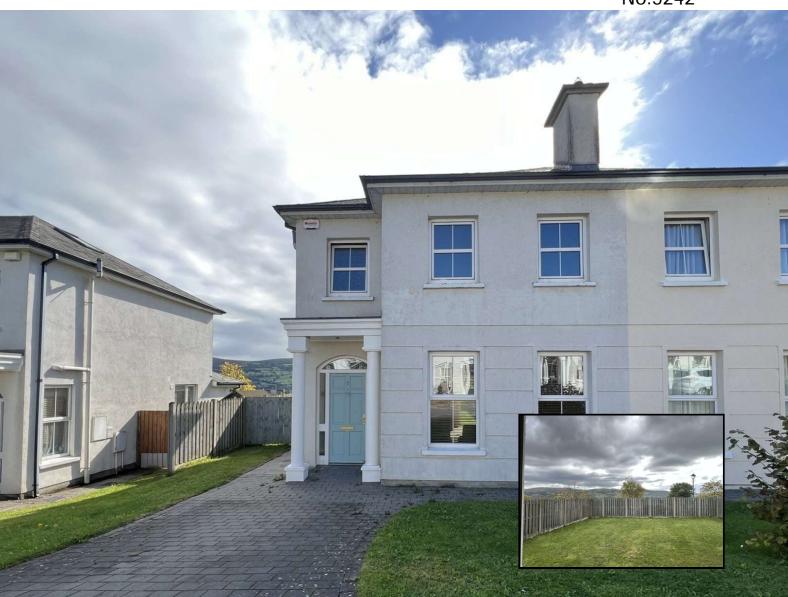
T: 052 - 6121622 F: 052 - 6122601

W: pfq.ie

E: info@pfq.ie

T: @clonmelproperty

No.5242



# 8 Longfield Way, Clonmel, E91 D7H9

- 3 Bedroom, Semi-D
- Double glazed pvc windows
- Gas central heating
- Close to town centre & amenities
- South-facing rear garden with side access

### Guide Price €320,000

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





## 8 Longfield Way, Clonmel, E91 D7H9

Brought to the market by PF Quirke & Co. Ltd is this outstanding 3 bedroom semidetached in Longfield Way, Clonmel - situated close to the town centre and with easy access to Boston Scientific and Abbot.

The accommodation includes - entrance hall, living room, kitchen/diner, utility and guest w/c at ground floor and 3 bedrooms with en-suite and bathroom upstairs. There is a stira stairs to a spacious attic, suitable for extra storage. The south-facing rear garden is enclosed and has side access. There are great views towards the Comeraghs. This is an excellent property and early inspection is recommended.

Entrance Hall 1.93m (6'4") x 4.74m (15'7")

#### Living Room 4.17m (13'8") x 4.26m (14'0")

Laminate, open fireplace with wooden mantelpiece, double doors leading to dining area

#### Kitchen/Dining 6.23m (20'5") x 4.2m (13'9")

Tile, electric oven with electric rings, units at eye & floor level, sliding door to garden,

#### Utility 1.66m (5'5") x 2.1m (6'11")

Tile, units at eye & floor level, back door leading to garden.

Guest w.c. 1.36m (4'6") x 1.97m (6'6")

Tile, whb, w.c.

Upstairs Landing 4.15m (13'7") x 2.15m (7'1")

Bathroom 2.05m (6'9") x 2.33m (7'8")

Tile floor & walls, whb, w.c, bathtub & electric shower.

Bedroom 1 4.02m (13'2") x 3.42m (11'3")

Carpet.

En-Suite 3.03m (9'11") x 3.18m (10'5")

Tile floor & Walls, Electric shower, w.c, whb.

Bedroom 2 3.03m (9'11") x 3.18m (10'5")

Bedroom 3 3.08m (10'1") x 2.73m (8'11")

Carpet.



