

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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F490

No.5208



77 Crann Ard, Clonmel, E91 K3V5

- 4 Bedroom detached
- Fantastic location close to Clonmel
- Ideal family home
- Hive controlled heating system
- Gas heating

Guide Price €320,000



44 Gladstone Street Clonmel County Tipperary
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77 Crann Ard, Clonmel, E91 K3V5

Brought to the market by PF Quirke & Co is this exceptional 4 bedroom, detached residence in an ideal location close to Clonmel. Crann Ard is a popular estate and No. 77 is a detached, 4 bedroom property nicely situated close to a green area. There are two designated parking spaces for the property and a really well developed enclosed garden to the rear. Accommodation includes entrance hall, guest w/c, living room, kitchen/dining room, utility at ground floor with 4 bedrooms and 2 bathrooms at first floor. The property has PVC windows and gas central heating controlled by a HIVE system. The entire extends to approximately 1,300 sq.ft. There is a stair to an attic providing extra space if required.

This is a really well presented 4 bed, detached family home. We recommend early inspection.

Entrance Hall 3.79m (12'5") x 2.07m (6'9")
Tiled floor.

Guest w/c 1.44m (4'9") x 1.21m (4'0")
Tiled walls and floor, whb, w/c.

Living Room 6.37m (20'11") x 3.32m (10'11")
Solid fuel stove with timber mantle, French doors leading to garden.

Kitchen/Dining Room 4.56m (15'0") x 4.1m (13'5")
Tiled floor, units at eye and floor level, tiled splashback, integrated oven with gas hob, dishwasher, sink.

Utility 1.83m (6'0") x 3.69m (12'1")
Tiled floor, storage units at eye and floor level with washing machine. Door leading to rear.

Upstairs Landing 4.27m (14'0") x 4.05m (13'3")

Bedroom 1 2.64m (8'8") x 3.36m (11'0")
Laminate floor, built in wardrobe.

Bedroom 2 (Master) 3.95m (13'0") x 3.36m (11'0")
Built in wardrobes.

En-suite 2.53m (8'4") x 0.08m (3")
fully tiled floor to ceiling, shower, whb, wc.

Bathroom 2.14m (7'0") x 1.94m (6'4")
fully tiled floor to ceiling, bath, electric shower, whb, wc.

Bedroom 3 3.09m (10'2") x 3.83m (12'7")
Laminate floor, built in wardrobes.

Bedroom 4 3.34m (10'11") x 2.57m (8'5")
Laminate floor, built in wardrobes.



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