

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

MC377

No.5199



8 O'Neill Street, Clonmel E91 AH63

- Aluminium double glazing
- Gas fired heating
- Enclosed yard to rear
- Side access to Albert Street

Guide Price €125,000

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 O'Neill Street, Clonmel E91 AH63

Brought to the market by P.F. Quirke & Co. Ltd. is a three storey terraced residence (end house) centrally located. The accommodation includes open plan Living room/Kitchen at ground floor, first floor Bedroom and Bathroom, top floor Bedroom and En-suite. The property has aluminium double glazed windows. There is an enclosed yard to the rear with Boiler house and Store with side access to Albert Street. This would make an ideal starter home and/or investment. Early inspection invited.

Entrance Porch 1m (3'3") x 1.63m (5'4")
with aluminium double glazed front door

Open plan Living Room/Kitchen 3.89m (12'9") x 5.03m (16'6")
stainless steel sink unit and pine fitted presses, gas cooker, extractor hood, chest freezer, half carpet and half tile flooring

First floor Bedroom 4.06m (13'4") x 2.71m (8'11")
laminate floor

Walk-in wardrobe 1.02m (3'4") x 0.73m (2'5")

Shower Room 2.63m (8'8") x 1.98m (6'6")
comprising shower and cubicle, wc, whb, extractor fan, tile floor, shower area tiled

Top floor Bedroom 4.07m (13'4") x 5.49m (18'0")
laminate flooring, velux window

incorporating En-suite 0.08m (3") x 2.76m (9'1")
comprising electric shower & cubicle, wc, whb, tile floor, shower area tiled

Boiler House & Store 1.02m (3'4") x 3.04m (10'0")



Total Floor Area: 64 sqm (689 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

