

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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W453

No.5267



39 Ard Aoibhinn, Clonmel, E91 NV07

- 3 Bedrooms
- Gas central heating, double glazed windows
- Situate in popular housing estate
- Near Clonmel Town centre
- Side access to rear garden
- Built 2001

Guide Price €235,000



44 Gladstone Street Clonmel County Tipperary
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39 Ard Aoibhinn, Clonmel E91 NV07

An excellent three bed semi in a popular residential location, easy access to the by-pass and Clonmel town centre. Ideal first time buyer or rental property, due to proximity to Boston/Abbott. Ground floor accommodates large entrance hall with under stairs storage, sitting room and kitchen/diner with extensive kitchen units and sliding door to back garden. Upstairs are three bedrooms all with built-in wardrobes and a bathroom. Early inspection is advised.

Entrance Hall 4.41m (14'6") x 1.87m (6'2")

Tiled floor, under stair storage.

Living Room 3.69m (12'1") x 3.68m (12'1")

Laminate flooring, open fire place.

Kitchen/Dining Room 3.12m (10'3") x 5.68m (18'8")

Tiled floor, units at eye and floor level, sliding door to rear.

Upstairs Landing 2.67m (8'9") x 2.09m (6'10")

Carpet.

Bathroom 1.86m (6'1") x 2.08m (6'10")

Tiled floor to ceiling, w/c, whb, bath with electric shower.

Bedroom 1 3.31m (10'10") x 3.5m (11'6")

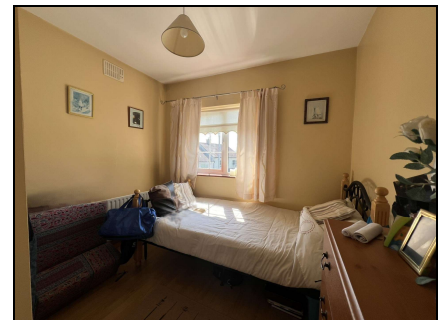
Laminate flooring, built in wardrobe.

Bedroom 2 3.86m (12'8") x 2.99m (9'10")

Laminate flooring, built in wardrobe.

Bedroom 3 2.79m (9'2") x 20.59m (67'7")

Laminate floor, built in wardrobe.



Total Floor Area: 86.75 sqm (934 sqft)



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