

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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L432

No.5241



9 Longfield Avenue, Clonmel, E91 Y7CO

- 3 bed, 2 bath semi-detached
- PVC windows
- Gas fired central heating
- Side access
- Off-street parking

Guide Price €305,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



9 Longfield Avenue, Clonmel, E91 Y7CO

Brought to the market by P.F. Quirke & Co. Ltd. is an attractive three bed, two storey semi-detached home in Longfield Avenue, Clonmel. Situated close to Boston Scientific and Abbott and within easy reach of the town centre. The accommodation comprises Entrance Hall, Sitting room, Kitchen/Diner, Utility and Guest wc at ground floor, with 3 Bedrooms and 2 Bathrooms at first floor. From the landing, there is Stira stairs to a spacious floored attic. To the rear is an enclosed secure garden and the property has off street parking. This is a wonderful opportunity to purchase an excellent home in a popular residential location. Early inspection invited.

Hall 1.94m (6'4") x 3.51m (11'6")

Pine staircase, carpeted, tile floor

Sitting Room 4.18m (13'9") x 4.33m (14'2")

with solid fuel fireplace, granite base, solid oak timber flooring, regency double doors leading to ...

Kitchen/Dining Room 4.18m (13'9") x 6.22m (20'5")

with a range of fitted kitchen units at eye and floor level and breakfast counter, tile floor, electric oven & hob, fridge freezer, double glazed sliding doors to garden

Utility 1.07m (3'6") x 2.04m (6'8")

Fitted presses and worktop, plumbed for washing machine and dryer, gas boiler, tile floor, pvc rear door

Guest wc 1.37m (4'6") x 1.98m (6'6")

comprising wc, whb, mirror, extractor fan

Upstairs Landing 2.75m (9'0") x 2.21m (7'3")

with spacious hotpress, Stira stairs to floored attic

Bathroom 2.03m (6'8") x 1.3m (4'3")

comprising bath, electric shower over bath, wc, whb, mirror, shaving light, extractor fan, fully tiled floor to ceiling

Bedroom 1 3.1m (10'2") x 3.03m (9'11")

fitted wardrobes, carpeted

En-Suite 1.71m (5'7") x 1.94m (6'4")

comprising electric shower & cubicle, wc, whb, mirror, shaving light, extractor fan, fully tiled floor to ceiling

Bedroom 2 3.04m (10'0") x 3.2m (10'6")

fitted wardrobes, carpet

Bedroom 3 2.73m (8'11") x 3.06m (10'0")

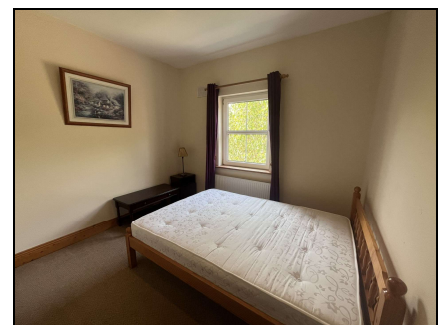
fitted wardrobe, carpet

Out-offices

Garden Shed



Total Floor Area: 95 sqm (1023 sqft)



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