

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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L433

No.5258



32 Rockfield, Clonmel, E91 Y285

- 4 Bed semi-detached
- Large site, approximately 1.2 acres (0.5Ha)
- Potential for further development with separate access to rear of site (subj to pp)
- Vacant for over 2 years may qualify for vacancy grant
- Oil fired central heating

Guide Price €275,000



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



32 Rockfield, Clonmel, E91 Y285

Brought to the market by P.F. Quirke & Co. Ltd. is an excellent four bed semi-detached residence on a large site of approximately 1.2 acres (0.5Ha) in Glenconnor which has been vacant for 2+ years so should qualify for grant. Adjacent to Church and School and within walking distance of the town centre, this is a popular residential area. The property has been developed to offer good living accommodation including porch, living room, kitchen, bathroom, two bedrooms at ground floor and two bedrooms at first floor. The out-offices comprise a detached garage and workshop.

The property is located in a cul-de-sac location convenient to all services.

The site extends to 1.2 acres and may lend itself to further development (subject to planning) as it has a second access point to the rear.

This property offers wonderful possibilities for further development and early inspection is invited.

Porch 0.97m (3'2") x 2.34m (7'8")

Accessible Bathroom (Newly installed) 1.75m (5'9") x 2.34m (7'8")

with invalid electric shower & cubicle, vanity unit, wc, heated towel rail, fitted hand rail, fully tiled

Living Room 6.82m (22'5") x 3.36m (11'0")

with solid fuel fireplace, fitted presses & storage closet

Kitchen 2.55m (8'4") x 3.72m (12'2")

with a range of fitted units at eye & floor level, electric hob, cooker, extractor fan, tile floor

Inner Hall 2.11m (6'11") x 1.95m (6'5")

Storage closet, understairs storage

Bedroom 2.97m (9'9") x 2.9m (9'6")

Bedroom 3.47m (11'5") x 3.52m (11'7")

Upstairs Landing 1.81m (5'11") x 1.02m (3'4")

Bedroom 3.33m (10'11") x 4.25m (13'11")

Spacious hotpress, large built-in wardrobe

Bedroom 2.9m (9'6") x 2.73m (8'11")

fitted wardrobes, dressing table unit and bookshelves

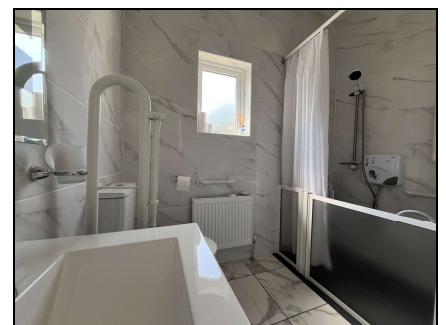
Out-offices

Garage 3.23m (10'7") x 5.49m (18'0")

with up & over door

Implement Shed 3.52m (11'7") x 5.49m (18'0")

Boiler House 2.37m (7'9") x 3.66m (12'0")



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