

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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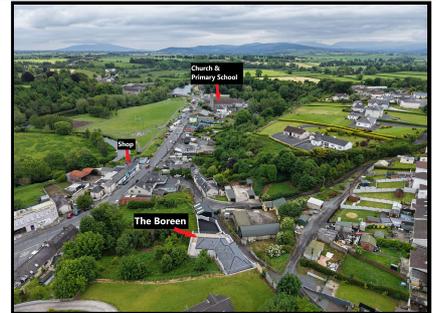
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The Boreen, Ardfinnan, Clonmel E91 V3W6

- 3 bedroom bungalow
- Village centre
- Elevated site with panoramic views
- Gated entrance & ample parking
- Electric Storage heating

Guide Price €295,000



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The Boreen, Ardfinnan, Clonmel E91 V3W6

Superb detached bungalow residence in Ardfinnan village. Built and constructed to the highest standards, locate on an elevated site with panoramic views over Ardfinnan and on to the River Suir. The accommodation includes hall, open plan kitchen/living room with modern fitted units at eye and floor level, feature centre island/breakfast bar, cathedral style ceiling, tiled flooring, 3 bedrooms with fitted wardrobes and main bathroom. The property has PVC windows, electric storage heating, wrought iron entrance gates, tarmac drive with ample parking, maintenance free garden. This B rated bungalow is in turn key condition with many attractive features which must be seen to be appreciated - no expensive has been spared. Located within walking distance of all services. This is an outstanding bungalow residence and early inspection is invited.

Entrance Hallway 4.03m (13'3") x 1.19m (3'11")
Ceramic tiled floor.

Cloak Press 1.6m (5'3") x 0.42m (1'5")

Open plan Kitchen/Dining/Living 4.05m (13'3") x 7.78m (25'6")
Tile floor, units at eye & floor level, central island

Utility 1.9m (6'3") x 2.15m (7'1")
Tile floor, units at eye & floor level, back door leading to rear of house.

Corridor 1m (3'3") x 7.33m (24'1")
Laminate floor.

Hotpress with pressurised tank.

Bedroom 1 2.9m (9'6") x 3.73m (12'3")
Laminate floor, built-in wardrobe

Bedroom 2 2.91m (9'7") x 3.72m (12'2")
Laminate floor, built-in wardrobe.

Bedroom 3 3.01m (9'11") x 4.42m (14'6")
Laminate floor, built-in wardrobe.

Bathroom 1.87m (6'2") x 2.58m (8'6")
Tile floor, tile walls, bathtub, shower, whb, w.c.



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