

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
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W454

No.5203



## 19 Gort Na Managh, Clonmel E91 N4T2

- 4 Bed family home Built 2006
- Ideal location close to all amenities
- Popular estate
- Gas central heating & PVC windows
- Large south facing garden to rear



**Guide Price €440,000**

44 Gladstone Street Clonmel County Tipperary  
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# 19 Gort Na Managh, Clonmel E91 N4T2

Brought to the market by P.F. Quirke & Co. Ltd, number 19 Gort na Managh is a fantastic detached 4 bedroom house in a popular residential area. The location provides easy access to the Poppyfield Retail Park, Clonmel town centre and the bypass. Accommodation includes an Entrance Porch, Entrance Hall, Guest WC, Sitting Room, large Kitchen/Diner, Utility and Study/Bedroom 5 at Ground Floor. At First Floor are 4 further Bedrooms and 2 Bathrooms. There is a secure south-facing garden to the rear and off street parking to the front. This is an exceptional opportunity to purchase a top class family home in Clonmel. We recommend early inspection.

**Entrance Porch 1.12m (3'8") x 1.83m (6'0")**  
tile floor

**Entrance Hall 6.56m (21'6") x 1.07m (3'6")**  
laminate floor

**Guest wc 1.37m (4'6") x 1.58m (5'2")**  
lino flooring, wc, whb

**Living Room (into bay window) 6.61m (21'8") x 4.18m (13'9")**  
laminate floor, open fire with mantle piece, solid fuel stove

**Bay window 1.71m (5'7") x 0.94m (3'1")**

**Kitchen/Dining Room 3.94m (12'11") x 6.28m (20'7")**  
laminate flooring, kitchen units at eye and floor level, sliding door to rear garden, gas hob with electric oven

**Utility 1.66m (5'5") x 2.95m (9'8")**  
lino flooring, units at floor level with tile splashback with door to rear yard

**Office/Bedroom 5.25m (17'3") x 2.91m (9'7")**  
laminate flooring, fully insulated

**Upstairs Landing 3.8m (12'6") x 2.32m (7'7")**  
carpet

**Bedroom 1 2.83m (9'3") x 2.79m (9'2")**  
laminate flooring, built-in wardrobe

**Bedroom 2 2.6m (8'6") x 3.95m (13'0")**  
carpet, built-in wardrobe

**Bedroom 3 3.66m (12'0") x 3.6m (11'10")**  
solid wood floor, built-in wardrobe

**Main Bathroom 1.76m (5'9") x 2.38m (7'10")**  
tile floor, tiled walls, electric shower, bath, wc, whb

**Main Bedroom 4.18m (13'9") x 3.49m (11'5")**  
timber floor, built-in wardrobe, bay window

**En-Suite 0.95m (3'1") x 2.38m (7'10")**  
tiled floor and walls, electric shower, wc, whb



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