

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



T: 052 - 6121622  
F: 052 - 6122601  
W: pfq.ie  
E: info@pfq.ie  
T: @clonmelproperty

No.5295



## 25 O'Neill Street, Clonmel, E91 HD27

- Three bedrooms
- Bonus attic room
- Fully updated and remodelled
- Gas CH, PVC windows
- Excellent location
- Built 1890

**Guide Price €190,000**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
<https://www.pfq.ie/> PSRA Lic No: 001721



# 25 O'Neill Street, Clonmel, E91 HD27

Brought to the market by PF Quirke & Co. Ltd, is this centrally located 3-bedroom, mid-terrace residence with garden to rear. The accommodation comprises Entrance Hall, living room, bedroom and kitchenette on ground floor, while on first floor there are 2 bedrooms, dressing room and bathroom. Above this is a bonus attic room. The property has gas central heating and PVC windows. It has been recently modernised and upgraded and is in excellent decorative order throughout. It would make an ideal starter home and/or for investment. Early inspection invited.

**Living Room 6.15m (20'2") x 1.92m (6'4")**  
Laminate wood flooring

**Bedroom 1 3.57m (11'9") x 1.95m (6'5")**  
Laminate wood flooring

**Kitchenette 2.01m (6'7") x 2m (6'7")**  
Tiled, Stainless steel sink, Pine kitchen

**Entrance Hall 6.85m (22'6") x 0.98m (3'3")**  
Tiled floor

**Bedroom 2 3.46m (11'4") x 3.15m (10'4")**  
Laminate wood flooring

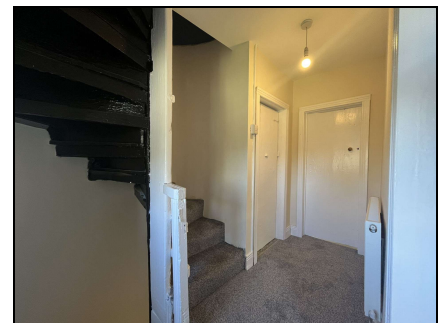
**Dressing Room 1.82m (6'0") x 3.14m (10'4")**  
Laminate wood flooring

**Bedroom 3 1.87m (6'2") x 3.02m (9'11")**  
Laminate wood flooring, Gas boiler

**Bathroom 3.04m (10'0") x 0.52m (1'8")**  
Lino Floor, Shower, wc,whb

**Upstairs Landing 2.27m (7'5") x 0.97m (3'2")**  
Carpet Floor

**Bonus Attic Space 6.3m (20'8") x 5.01m (16'5")**  
Laminate wood flooring



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052 6121622 www.pfq.ie

Total Floor Area: 87 sqm (936 sqft)

**BER C3**

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