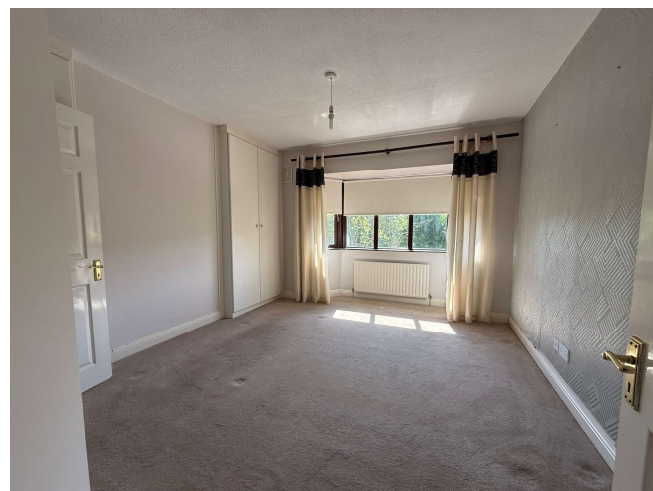




Ground Floor

First Floor



4 Springfields, Clonmel, E91 FX26

Excellent 4 bed, 3 reception room, 3 bathroom semi-detached in popular Springfields Estate.

Guide Price €350,000





Brought to the market by PF Quirke & Co. is an excellent 4-5 bedroom semi-detached residence, well located within Springfields estate. This is one of Clonmel's most popular estates for a reason! The landscaping, house style and low-density development appeals to many. The property has been well-maintained and has woodgrain PVC windows and gas central heating. Entering via a cobble lock driveway, the entrance hall has a stained glass window facing Southwards and flooded with light. The guest w/c is just off the hall which also has a coat press and under stairs storage. The sitting room has a bay window and laminate floor and a gas fireplace with marble, tile and timber surround. Double doors lead to a living room with sliding door to a large patio and very well-developed and private rear garden with a shed. From the living room a door leads to the kitchen/dining room which has solid wood fitted units at eye and floor

level, tiled floor, integrated hob and oven, tiled splashback and is plumbed for a dishwasher. Off the kitchen is the utility room which is plumbed for a washing machine and has a tiled floor. A large study/bedroom completes the ground floor with an expansive South facing window allowing light making for good working conditions. Upstairs are 4 large bedrooms all with built in wardrobes, some double, some triple. The main bedroom has an en-suite with a tile floor and part tiled wall, whb, wc, electric shower. The main bathroom has a tiled floor, wc, whb and bath. This is a great opportunity to purchase a top-class house in an excellent location. We recommend early inspection.

Entrance hall
1.41m (4'8") x 4.08m (13'5")
Laminate floor

Living room
4.57m (15'0") x 4.78m (15'8")
Laminate floor, Bay window

Dining room
3.51m (11'6") x 3.87m (12'8")
Laminate floor

Kitchen
3.46m (11'4") x 4.16m (13'8")
Units at eye/ floor level

Study/ Play room
2.61m (8'7") x 5.11m (16'9")
Laminate floor

Utility
1.58m (5'2") x 1.59m (5'3")
Tiled floor

W/C
0.87m (2'10") x 2.1m (6'11")
W/C, WHB

Landing
Carpet

Bedroom 1
3.51m (11'6") x 3.37m (11'1")
Carpet, Fitted wardrobes

En-Suite
1.65m (5'5") x 1.85m (6'1")
Tilled floor, Tiled shower area, W/C, WHB Corner shower with rainfall shower

Bedroom 2
3.17m (10'5") x 3.19m (10'6")
Laminate, Fitted Wardrobes

Bedroom 3
2.99m (9'10") x 2.44m (8'0")
Laminate, Fitted Wardrobes

Bedroom 4
2.98m (9'9") x 3.42m (11'3")
Carpet, Fitted Wardrobes

Bathroom
5.6m (18'4") x 2.59m (8'6")
Tiled floor, W/C, WHB, Corner bath

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 4 beds, 3 reception rooms, 3 bathrooms
- Woodgrain PVC and Gas heating
- Fabulous rear garden
- Fantastic location
- Built 1994

