

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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K533

No.4994



4 Springfields, Clonmel E91 FX26

- 4 beds, 3 reception rooms, 2 bathrooms
- Woodgrain PVC and Gas heating
- Fabulous rear garden
- Fantastic location

Guide Price €350,000



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4 Springfields, Clonmel E91 FX26

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")

Tiled floor, Tiled shower area, W/C, WHB Corner shower with rainfall shower

Bedroom 2 3.17m (10'5") x 3.19m (10'6")

Carpet, Fitted Wardrobes

Bedroom 3 2.99m (9'10") x 2.44m (8'0")

Carpet, 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



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