

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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B785

No.5306



**4 Westgate Court, O'Neill Street, Clonmel, E91 P8Y1**

- Town Centre residence
- Off Street Parking
- 3 Bedrooms
- Stira to floored attic
- Gas central heating, PVC windows

**Guide Price €250,000**



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# 4 Westgate Court, O'Neill Street, Clonmel, E91 P8Y1

Brought to the market by P.F. Quirke & Co. Ltd. is this modern, well-maintained three-bedroom townhouse ideally located in Clonmel town centre.

This spacious two-storey home is presented in excellent condition throughout and benefits from gas-fired central heating and PVC windows.

A stand out feature is the generous west-facing rear garden which includes a covered seating area, a large rear access gate and private parking space.

This home has solar panels and an EV charging point as well as an excellent B2 rating. There is a Stira to a floored attic.

Accommodation includes Entrance hall, living room, kitchen/dining and guest WC at ground floor

At first floor you'll find the main bathroom with jacuzzi bath and 3 bedrooms.

Situated within the established and convenient Westgate Court development built in 2003, this property offers easy access to all local amenities including shops, cafe's, schools, and public transport — ideal for first-time buyers, downsizers, and investors alike.

Early inspection is advised.

## **Entrance Hall 2.06m (6'9") x 4.42m (14'6")**

Laminate floor, Guest WC under stairs

## **Living Room 2.91m (9'7") x 3.42m (11'3")**

Laminate floor, open fire place with marble mantle.

## **Kitchen 5.16m (16'11") x 3.7m (12'2")**

Laminate floor, units at eye and floor level, rangemaster with gas hob, sliding door to rear.

## **Landing 3.45m (11'4") x 2.11m (6'11")**

Carpet.

## **Bathroom 2.06m (6'9") x 1.85m (6'1")**

Tiled floor and splashback around bath, whb, wc, jacuzzi bath with electric shower.

## **Bedroom 1 3.17m (10'5") x 2.84m (9'4")**

Carpet, built in wardrobe.

## **Bedroom 2 4.01m (13'2") x 4.82m (15'10")**

Wood panel feature wall, built-in wardrobe, carpet.

## **Bedroom 3 2.69m (8'10") x 2.1m (6'11")**

Carpet, built in storage, built in bed.



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