

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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No.5090



11 Comeragh Drive, Clonmel, E91 VF79

- 3 Bedrooms
- Close to Town Centre
- Off Street Parking
- Cul de sac location
- Gas Central Heating
- Built 1975

Guide Price €200,000



44 Gladstone Street Clonmel County Tipperary
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11 Comeragh Drive, Clonmel, E91 VF79

Brought to the market by PF Quirke & Co. Ltd is this well located 3 bedroom residence situated close to Clonmel town centre. Comeragh Drive is a great cul-de-sac location providing easy access to all the towns amenities. No. 11 is a mid-terrace with a gated entrance and tarmac front area providing the opportunity for off street parking. There is a garage to the rear with door which opens to rear access providing further parking opportunities. The residence itself accommodates an entrance hall, sitting room with gas fire, kitchen/living room with gas stove and fitted units at ground floor with 3 bedrooms and a bathroom at first floor. To the rear is workshop, garage and yard. The property has PVC windows and gas central heating. While in need of some modernisation, it is a very solid residence. We recommend early inspection.

Entrance Hall 1.78m (5'10") x 3.44m (11'3")
Lino floor

Living Room 3.4m (11'2") x 3.86m (12'8")
Laminate floor

Kitchen/ Dining Room 5.38m (17'8") x 3.48m (11'5")
Laminate floor, Units at eye and floor level

Landing 1.86m (6'1") x 2.05m (6'9")
Carpet

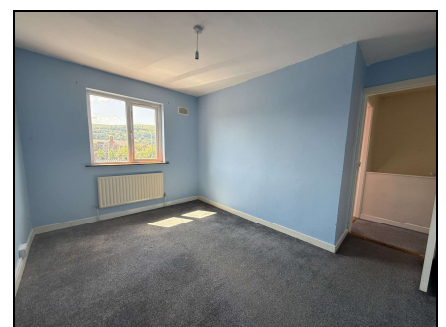
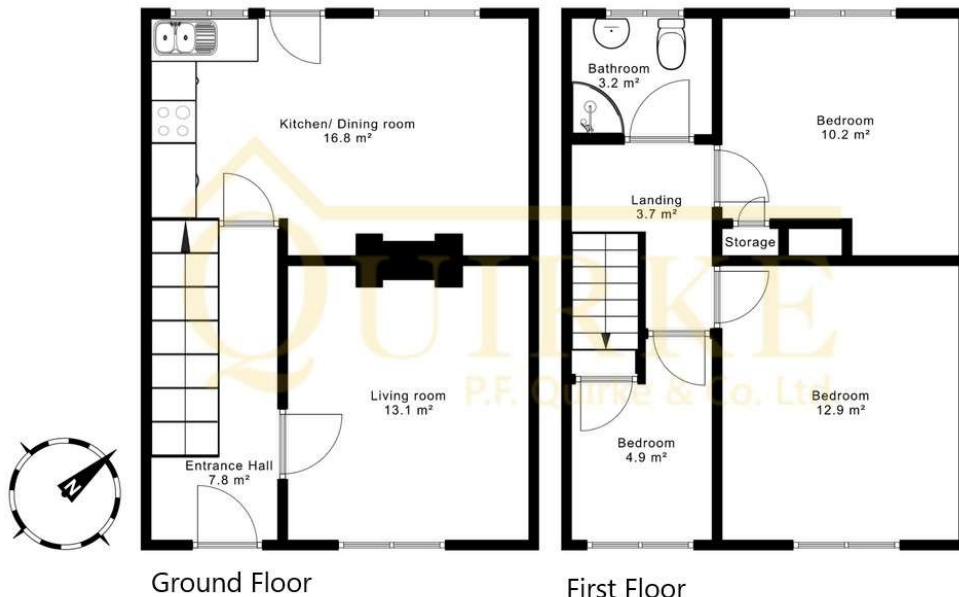
Bedroom 1 3.46m (11'4") x 3.46m (11'4")
Carpet

Bedroom 2 3.88m (12'9") x 2.73m (8'11")
Carpet

Bedroom 3 2.55m (8'4") x 2.26m (7'5")
Carpet

Bathroom 1.86m (6'1") x 1.68m (5'6")
Tiled floor/ walls, W.C, WHB, Corner shower

Total Floor area 73 sqm (786 sqft)



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