

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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L437

No.4754



12 Abbey Meadows, Clonmel, E91 E256

- Detached 4-bed family residence in popular area
- Adjacent to Poppyfields and Talbot Hotel
- Quiet cul-de-sac location
- Conservatory
- Oil central heating - New burner, new tank

Guide Price €460,000



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12 Abbey Meadows, Clonmel, E91 E256

12 Abbey Meadows, Clonmel is brought to the market by P.F. Quirke & Co. Ltd. This detached Hally-built home is situated in one of Clonmel's premier residential locations. In excellent condition throughout, the property offers commodious accommodation including an Entrance hall, Guest wc, Living room, Dining room, Sunroom, Sitting room, Study, Kitchen and Utility at ground floor while at first floor is a Reading alcove, four Bedrooms, two Bathrooms, and Walk-in Wardrobe.

To the rear is a secure south and west facing low-maintenance garden which is not overlooked. There is both a Steeltech and a timber shed in the garden. The interior of the property has been well-decorated and maintained to a high standard. This is a fabulous location with easy access to the town centre, the Poppyfields, the Talbot hotel and the N24. We recommend early inspection of this outstanding family home.

Entrance Porch 2.69m (8'10") x 1.8m (5'11")
tile floor

Hall 2.97m (9'9") x 1.51m (4'11")

Guest wc 1.11m (3'8") x 1.49m (4'11")
wc, whb, tile floor, tile splashback

Living Room 5.19m (17'0") x 4.66m (15'3")
carpet, double doors leading to dining room, solid fuel white Henley stove tiled inset, marble mantelpiece

Dining Room 3.06m (10'0") x 3.31m (10'10")
door to Kitchen, double doors leading to Sun Room

Sun Room 5.21m (17'1") x 3.02m (9'11")
tile floor, double doors leading to rear garden

Sitting Room 4.16m (13'8") x 3.35m (11'0")
carpet, wooden panel feature, double doors leading to...

Study 2.12m (6'11") x 1.78m (5'10")

Kitchen 4.48m (14'8") x 3.12m (10'3")
tile floor, granite worktop, sink, tile splashback

Utility 3.08m (10'1") x 1.63m (5'4")
tile floor, wooden worktop, door leading to conservatory

Upstairs Landing 2.74m (9'0") x 2.95m (9'8")

Reading alcove 1.72m (5'8") x 2.93m (9'7")

Bedroom 1 3.37m (11'1") x 2.43m (8'0")
solid wood floor

Bedroom 2 3.81m (12'6") x 3.26m (10'8")
solid wood floor

En-Suite 1.56m (5'1") x 1.66m (5'5")
tile splashback, wc, whb, electric shower, separate rain shower, wood panel wainscoting,

Walk-in Wardrobe 3.48m (11'5") x 2.24m (7'4")
carpet, built-in shelving

Bedroom 3 2.57m (8'5") x 2.58m (8'6")
built-in wardrobe, wooden floor

Bedroom 4 3.54m (11'7") x 3.13m (10'3")
solid wood floor, built-in wardrobe

Main Bathroom 4.63m (15'2") x 2.12m (6'11")
electric shower, bath tub, tile splashback, wc, whb

Total Floor Area: 169 sqm (1819 sqft)



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