

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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0912

No.4669



49 Upper Irishtown, Clonmel, E91 HT92

- Currently being renovated
- Gas central heating
- PVC windows and doors
- Large enclosed yard
- Excellent covered store

Guide Price €190,000

44 Gladstone Street Clonmel County Tipperary
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49 Upper Irishtown, Clonmel, E91 HT92

Brought to the market by P F Quirke & Co Ltd is this 3 bed town residence in an outstanding location in Upper Irishtown and is currently being floored and furnished. The property is located close to the town centre in a quiet residential area. Ideal for letting or owner occupation. It features a large yard with a covered store to rear. The accommodation includes a entrance hall with coat press, kitchen/dining area, living area, 3 bedrooms, bathroom. The property has gas central heating and PVC. We recommend early inspection of this property.

Entrance Hall 1.6m (5'3") x 2.24m (7'4")

With tiled floor and coat press

Kitchen / Living Room 5.28m (17'4") x 5.99m (19'8")

With tiled floor, maple units at eye and floor level, recessed lighting.

Utility 2.08m (6'10") x 2.54m (8'4")

With maple units, worktop, plumbed for washing machine, tiled floor.

Bedroom 1 2.49m (8'2") x 2.69m (8'10")

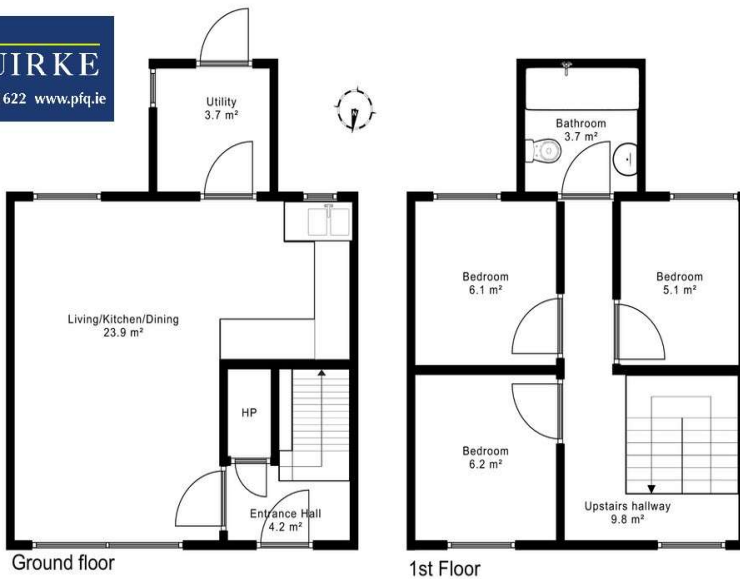
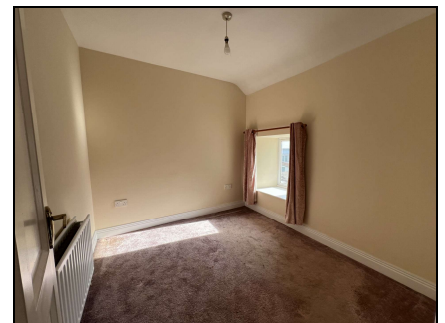
Bedroom 2 2.57m (8'5") x 2.67m (8'9")

Bedroom 3 2.26m (7'5") x 2.54m (8'4")

Bathroom 1.93m (6'4") x 2.69m (8'10")

With WC, WHB, bath, electric shower, tiled floor and walls

Shed 2.59m (8'6") x 4.67m (15'4")



Total Floor Area: 77 sqm (829 sqft)



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