

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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MC371

No.4736



25 Droimeala, Clonmel, E91 WY43

- Detached
- 4 Bedrooms
- Deck area to rear
- Ideal location close to town
- Off Street Parking

Guide Price €290,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



25 Droimeala, Clonmel, E91 WY43

Brought to the market by P.F. Quirke & Co. Ltd is this excellent detached four bedroomed residence close to Abbott, Boston Scientific, the N24 and the town centre. The property has been developed to the highest standards and accommodation includes Entrance hall, Living room, Kitchen/Dining room, Bedroom and En-suite at ground floor with a further three Bedrooms, two Bathrooms at first floor. The exterior of the property is in very good condition and has a deck, hardcore area and shed/gym. There is ample off-street parking and the entire is serviced by gas central heating and PVC windows.

This is a great opportunity to purchase a well developed four bed detached family home. We recommend early inspection.

Entrance Hall 6.46m (21'2") x 1.86m (6'1")

Tiled floor step and laminate wood flooring.

Living room 3.96m (13'0") x 4.47m (14'8")

Laminate flooring, open fireplace with wooden mantle, bay window (1.10 x 1.74).

Kitchen/Dining 5.95m (19'6") x 3.23m (10'7")

Tiled floor with mosaic tiled splashback, units at eye and floor level - all wheelchair accessible, French doors leading out to the rear.

Bedroom 1 2.86m (9'5") x 4.06m (13'4")

Laminate flooring, built in wardrobe.

Ensuite 1.81m (5'11") x 2.82m (9'3")

Tiled floor to ceiling, electric shower, whb, w/c.

Upstairs Landing 2.08m (6'10") x 2.89m (9'6")

Carpet.

Bathroom 2.08m (6'10") x 1.77m (5'10")

Tiled floor, bath with shower, whb, w/c.

Bedroom 2 3.34m (10'11") x 3.77m (12'4")

Wood floors, built in wardrobe.

Ensuite 0.8m (2'7") x 2.28m (7'6")

Electric shower, tiled floor, whb, w/c.

Bedroom 3 3.77m (12'4") x 3.96m (13'0")

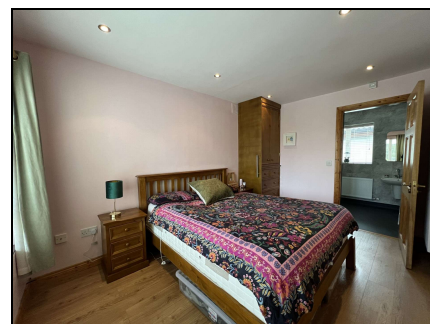
Wood floor, built in wardrobes.

Bedroom 4 2.78m (9'1") x 2.98m (9'9")

Wood floor, built in wardrobe.

Shed/Gym 3.42m (11'3") x 3.04m (10'0")

Carpet and sliding door.



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