

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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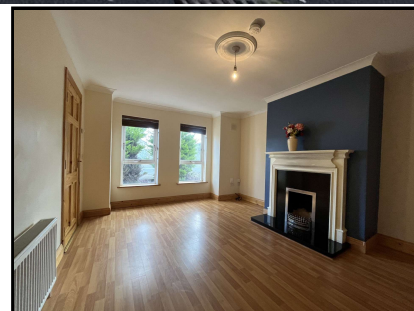
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## 5 Glencarra Drive, Clonmel, E91 H1X9

- 5 Bedroom
- PVC Windows
- Enclosed Secluded Rear Garden
- Gas Fire Central Heating
- Side Access

**Guide Price €290,000**



44 Gladstone Street Clonmel County Tipperary  
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# 5 Glencarra Drive, Clonmel, E91 H1X9

Brought to the market by PF Quirke & Co. Ltd is an excellent 5 bedroom, 2 storey, semi-detached Property on the Fethard Road close to Town centre with easy access to the N24 and By-pass. The accommodation includes: ground floor - entrance hall, sitting room, kitchen/diner, utility, guest w/c, living room/bedroom. First floor- 4 bedrooms and 2 bathrooms. There is a good sized enclosed garden to the rear with side access. The property has the benefit of gas fired central heating and PVC windows.

## Entrance Hall 2.02m (6'8") x 4.83m (15'10")

Laminate flooring, pine staircase, carpet.

## Sitting Room 3.68m (12'1") x 4.85m (15'11")

Solid fuel fireplace, timber mantel and fire surround, granite inset and base, pine double doors to kitchen/dining room.

## Kitchen/Dining Room 5.83m (19'2") x 3.07m (10'1")

L-shaped fitted kitchen units at eye and floor level, integrated dishwasher, electric oven, fridge, tiled flooring, PVC double doors to garden.

## Utility 2.74m (9'0") x 3.43m (11'3")

Plumbed for washing machine, gas boiler (newly installed), tiled floor.

## Guest w/c 1.53m (5'0") x 1.41m (4'8")

W/c, whb, extractor fan, tiled floor, walls tiled halfway, teak rear door.

## Living Room/Bedroom 5 5.03m (16'6") x 2.73m (8'11")

Laminate flooring.

## Upstairs Landing 3.08m (10'1") x 1.98m (6'6")

Spacious hotpress.

## Bedroom 1 2.74m (9'0") x 6.35m (20'10")

With bay window, fitted wardrobe and dressing table, shelf, attic storage.

## Bathroom 2.16m (7'1") x 2.06m (6'9")

Bath, shower attachment, w/c, whb, mirror, shaving light, extractor fan, fully tiled floor to ceiling.

## Bedroom 2 3.05m (10'0") x 3.18m (10'5")

Fitted wardrobe, carpet.

## Bedroom 3 3.25m (10'8") x 4.31m (14'2")

Fitted wardrobes, carpet.

## Ensuite 0.86m (2'10") x 3m (9'10")

Electric shower and cubicle, w/c, whb, mirror, shaving light, extractor fan, fully tiled floor to ceiling.

## Bedroom 4 2.44m (8'0") x 2.76m (9'1")

Carpet.

**Total Floor Area: 132 sqm (1421 sqft)**



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