

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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C1081

No.4955



## 5 Glenagad Drive, Old Bridge, Clonmel E91 XT25

- 3 Bedrooms
- Secluded Garden
- Off-street Parking
- Spacious Front Lawn
- Side Access

**Guide Price €220,000**



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





# 5 Glenagad Drive, Old Bridge, Clonmel E91 XT25

Brought to the market by PF Quirke & Co., Ltd is an attractive 3 bedroom, semi-detached residence in a popular location within walking distance of Town centre close to all amenities. The property offers the following accommodation: ground floor - entrance porch, hallway, sitting room, dining room, kitchen, guest w/c. First floor - 3 bedrooms and a bathroom. PVC windows and gas fired central heating. The property is in a cul-de-sac location and has been well maintained by the owners and is in good decorative order throughout. Early inspection recommended.

## **Porch 1.75m (5'9") x 1.05m (3'5")**

White aluminium double glazed front door, 2 PVC side windows, tiled floor, panelled glass inner door leading to hallway.

## **Entrance Hall 1m (3'3") x 4.78m (15'8")**

Solid pine timber flooring.

## **Guest W/C 0.08m (3") x 1.08m (3'7")**

## **Sitting Room 4.12m (13'6") x 3.65m (12'0")**

Solid pine timber flooring.

## **Dining Room 4.09m (13'5") x 3.15m (10'4")**

Hotpress, fitted cabinet, solid pine timber flooring, fitted coal affect gas fire.

## **Kitchen 1.89m (6'2") x 2.02m (6'8")**

Fitted units at eye and floor level, stainless steel sink unit, plumbed for washing machine, electric cooker, Vinyl flooring, aluminium door,

## **Upstairs Landing 2.04m (6'8") x 2.26m (7'5")**

## **Bathroom 1.07m (3'6") x 2m (6'7")**

Double tray electric shower and cubicle, mirror, shaving light, tiled floor, shower area tiled, heated towel rail and electric wall heater.

## **Bedroom 1 3.88m (12'9") x 2.08m (6'10")**

Carpet.

## **Bedroom 2 3.65m (12'0") x 4.08m (13'5")**

Carpet.

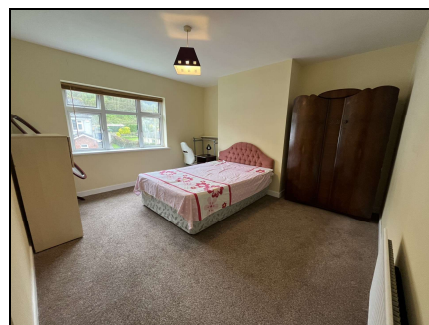
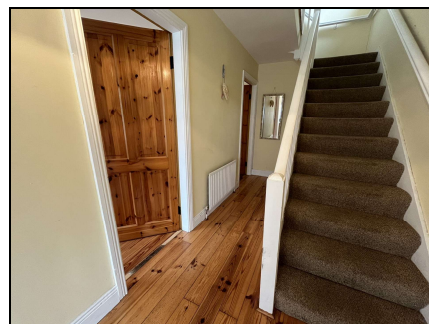
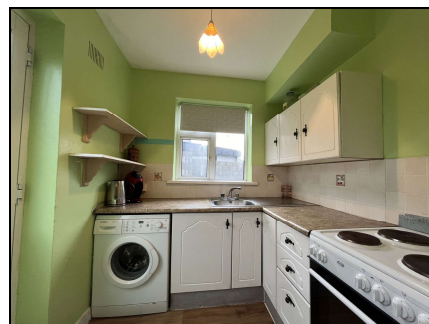
## **Bedroom 3 2.09m (6'10") x 2.41m (7'11")**

Carpet, fitted wardrobe.

## **Outbuildings**

## **Garden Shed**

Concrete roof.



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