

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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28 Longfield Avenue, Clonmel E91 T4A7

- 2 Bed, 2-Storey Mid-Terrace
- PVC Windows
- Gas Fired Central Heating
- Small Cul-De-Sac of 8 Houses
- South Facing Rear Garden with Wonderful Views



Guide Price €215,000

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Brought to the market by PF Quirke & Co. Ltd is an excellent 2-bed mid-terrace two storey residence in Longfield Avenue close to Abbot and Boston and within easy reach of Town centre. The accommodation includes entrance hall, sitting room, kitchen/diner, guest w/c at ground floor and 2 bedrooms, 2 bathrooms upstairs. There is a Stira stairs to spacious attic suitable for extra storage. South facing rear garden. This property is in splendid condition throughout and early inspection is invited.

Entrance Hall 4.57m (15'0") x 1.88m (6'2")
Teak front door, tiled floor.

Guest w/c 1.66m (5'5") x 0.75m (2'6")
W/c, whb, mirror, extractor fan.

Sitting Room 3.74m (12'3") x 3.33m (10'11")
Solid fuel fireplace, cast iron mantle and fire surround, granite base, tiled floor, regency double doors to Kitchen/dining room.

Kitchen/Dining Room 5.34m (17'6") x 3.32m (10'11")
Fitted units at eye and floor level, integrated washing machine, dishwasher, electric oven, hob, extractor hood, fridge, tiled floor, PVC sliding door to enclosed garden.

Upstairs landing. 2.32m (7'7") x 2.43m (8'0")
Hotpress, carpet.

Bedroom 1 2.78m (9'1") x 4.08m (13'5")
Carpet.

Bathroom 2.43m (8'0") x 1.67m (5'6")
Bath (electric shower over), w/c, whb, shaving light, extractor fan, fitted shelf, tiled floor.

Bedroom 2 2.78m (9'1") x 3.02m (9'11")
Carpet

En-suite 2.44m (8'0") x 2.08m (6'10")
Electric shower, w/c, whb, mirror, shaving light, extractor fan, fitted shelf, tiled floor.

