

**44 Gladstone Street  
Clonmel  
Co. Tipperary  
E91 HD77**



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## **32 Ard Na Greine, Clonmel, E91 AY26**

### **Guide Price €198,000**



- 3 Beds
- Large south-facing front garden
- Close to town and all amenities
- Wonderful views of Comeragh Mountains



# 32 Ard Na Greine, Clonmel, E91 AY26



Brought to the market by P F Quirke & Co is this 3-bed, bungalow, in a much sought-after location. The property has a large south-facing garden to the front with great views of the Comeraghs. The accommodation includes Hallway, Living room, Dining room, Kitchen, Utility, 3 Bedrooms and Bathroom. The property has gas fired central heating. This house has easy access to the town centre and all amenities. Although in need of some

**Entrance Hall:** 1.5m (4'11") x 4.52m (14'10")

Teak front door

**Sitting Room:** 3.65m (12'0") x 3.94m (12'11")

Gas fire, Fitted presses, Laminate floor

**Dining Room:** 2.62m (8'7") x 2.97m (9'9")

**Kitchen:** 3.66m (12'0") x 2.43m (8'0")

Fitted units, Gas cooker, Tiled floor

**Utility:** 2.44m (8'0") x 2.49m (8'2")

**Bathroom:** 2m (6'7") x 2.1m (6'11")

Bath, W/C, Whb, Tiled floor, Timber panelling to wall

**Bedroom 1:** 3.63m (11'11") x 2.76m (9'1")

Laminate floor

**Bedroom 2:** 3.64m (11'11") x 3.93m (12'11")

Laminate floor

**82 sqm (883 sqft)**