

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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L408

No.4159



5 Cnoc Aoibheann, Clerihan, Clonmel E91 E4W8

- 3 Beds
- Gas fired central heating
- Off Street Parking, tarmac drive
- Woodgrain PVC windows
- Large south-west facing garden

Guide Price €210,000



44 Gladstone Street Clonmel County Tipperary
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5 Cnoc Aoibheann, Clerihan, Clonmel E91 E4W8

Brought to the market by P.F. Quirke & Co. is an excellent two storey three bed semi-detached located in Clerihan village, with easy access to Clonmel and a short commute to Cahir and Cashel. The property offers good accommodation as follows, ground floor consists of Hallway, Sitting Room, Kitchen/ Dining room, Guest W/C. Upstairs there are three bedrooms two bathrooms. Gas fired central heating, PVC Windows, Southwest facing rear garden, Fully enclosed, Side Access. This is a great opportunity to purchase a top class semi detached house in a popular village location convenient to all amenities. Early inspection is invited.

Entrance Hall 2.62m (8'7") x 6.01m (19'9")

Laminate floor, Teak front door, Pine staircase, carpet

Sitting Room 3.8m (12'6") x 4.33m (14'2")

Laminate floor, Timber mantle and fire surround metal inset, Granite base, Pine panelled glass doors

Kitchen/ Dining Room 3.62m (11'11") x 5.78m (19'0")

Tiled floor, Fitted units at eye & floor level, integrated appliances i.e. dishwasher, washing machine, electric oven & hob, extractor, fridge freezer, gas boiler, Double glazed sliding doors

Guest W/C 1.7m (5'7") x 1.37m (4'6")

Tiled floor, W/C, Whb, Under stairs storage

Upstairs Landing 2m (6'7") x 3.46m (11'4")

Laminate floor, Spacious hotpress

Bathroom 1.94m (6'4") x 2.15m (7'1")

Bath, W/C, Whb, Fully tiled floor to ceiling

Bedroom 1 3.05m (10'0") x 3.57m (11'9")

Laminate floor, Fitted wardrobes

En-Suite 2.64m (8'8") x 1.08m (3'7")

Electric shower, W/C, Whb, Tiled floor, Shower area tiled

Bedroom 2 3.49m (11'5") x 3.1m (10'2")

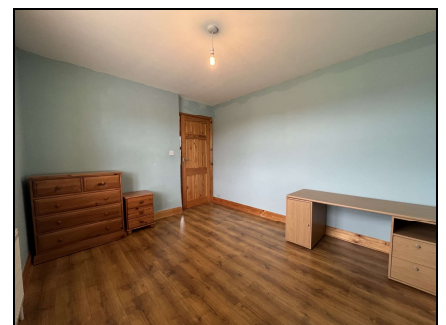
Laminate floor

Bedroom 3 2.62m (8'7") x 3.34m (10'11")

Laminate floor, Fitted wardrobe



Total Floor Area: 100 sqm (1076 sqft)



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