

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

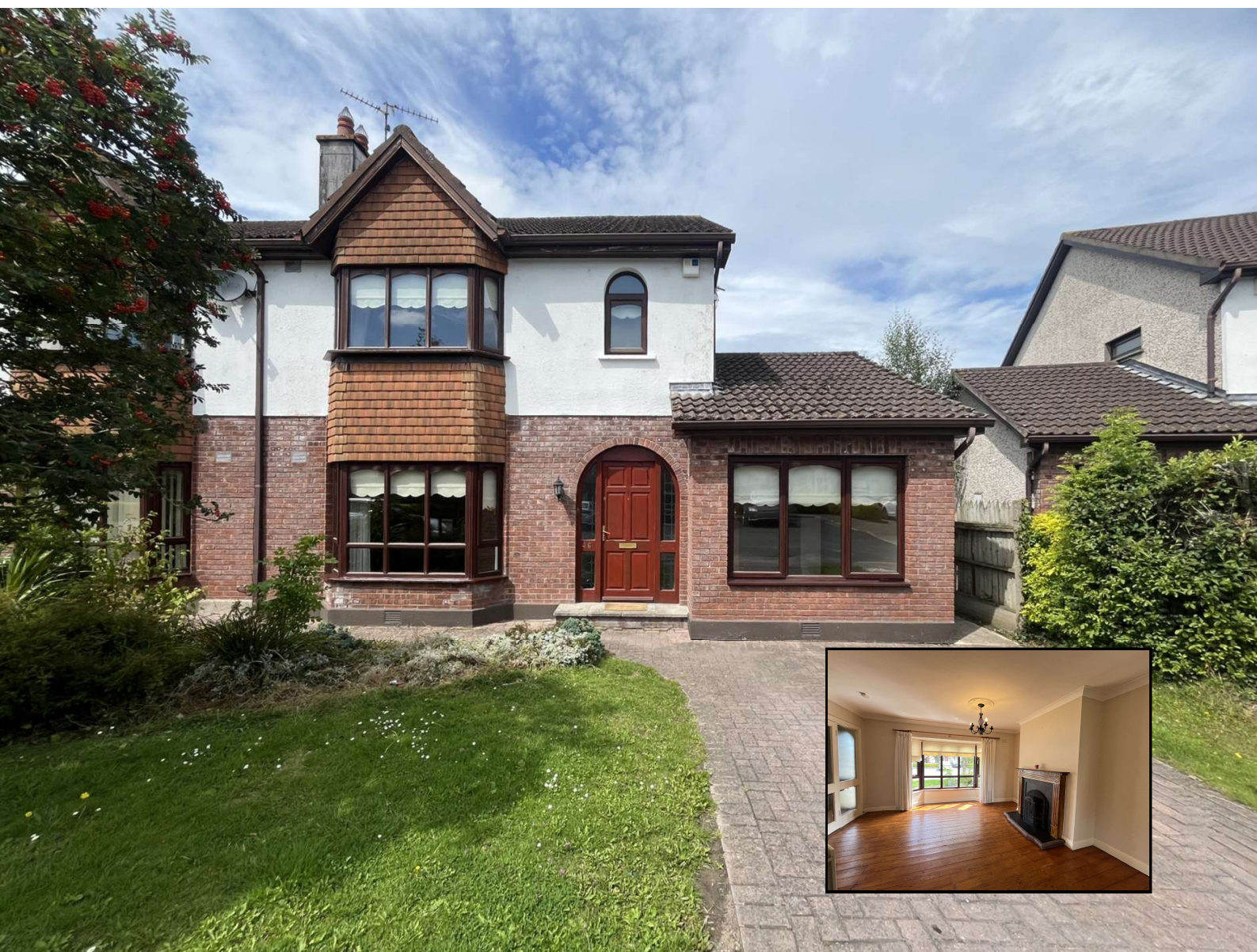
QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

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No.5033



46 Springfields, Clonmel, Co. Tipperary E91 ED95

- 4 Bedrooms
- Enclosed rear garden with side access
- Front garden with cobble lock drive
- Woodgrain PVC windows
- Gas fired central heating

Guide Price €300,000

44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
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46 Springfields, Clonmel, Co. Tipperary E91 ED95

Brought to the market by P.F. Quirke and Co. is an excellent four bed, two storey semi detached property in the popular Springfields estate, a sought after residential location. The property is situated in a quiet Cul-de-Sac adjacent to a large green area. The accommodation includes ground floor entrance hall, sitting room, kitchen/dining room, utility, guest W/C, bedroom, while upstairs are three bedrooms, main En-suite and bathroom. The property has double glazed woodgrain PVC windows and gas fired central heating, off street parking to the front with cobble lock drive and a secluded garden at the rear with side access. This would make an ideal family home. Early inspection is invited.

Hall 1.75m (5'9") x 4.45m (14'7")

Teak front door, T&G timber floor.

Guest w/c 1.23m (4'0") x 1.66m (5'5")

w/c, whb, mirror, extractor fan, tiled floor.

Sitting Room 4.25m (13'11") x 5.26m (17'3")

(Into bay) with Bay window, T&G timber floor, timber mantel and fire surround, granite inset and base, regency double doors leading into kitchen/dining room.

Kitchen/Dining Room 6m (19'8") x 3.53m (11'7")

Light oak fitted kitchen with a range of units at eye and floor level. tiled floor, integrated dishwasher, electric cooker, fridge, double glazed sliding doors to garden.

Utility 1.53m (5'0") x 2.54m (8'4")

Work top, plumbed for washing machine, gas boiler, tiled floor, teak rear door to garden.

Bedroom 1 2.54m (8'4") x 5.09m (16'8")

Fitted wardrobes, carpet.

Upstairs Landing 3m (9'10") x 1.62m (5'4")

Good sized hotpress.

Bedroom 2 3.63m (11'11") x 4.65m (15'3")

(Into bay) Bay window, fitted wardrobes, T&G timber floor.

Ensuite 2.25m (7'5") x 1.48m (4'10")

Electric shower, w/c, whb, fully tiled floor to ceiling.

Bedroom 3 3.37m (11'1") x 4.08m (13'5")

Fitted wardrobes, T&G timber flooring.

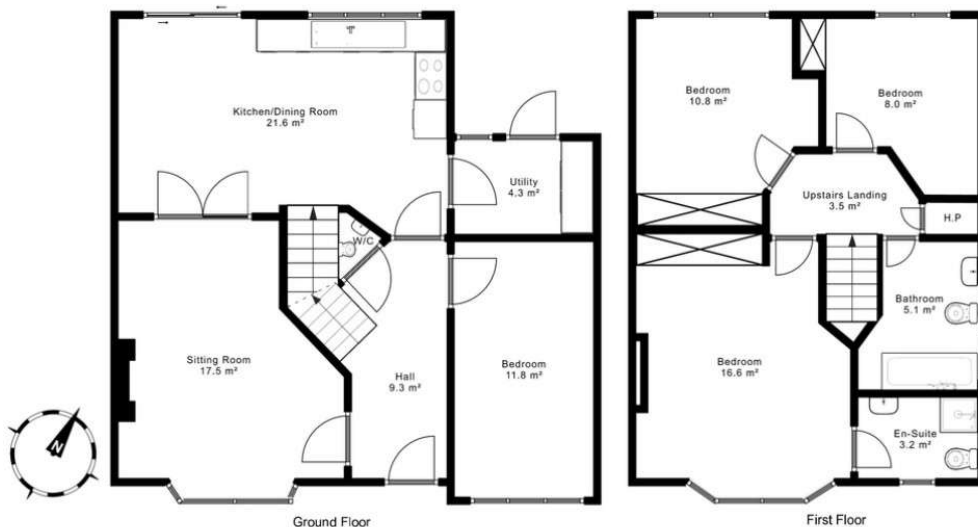
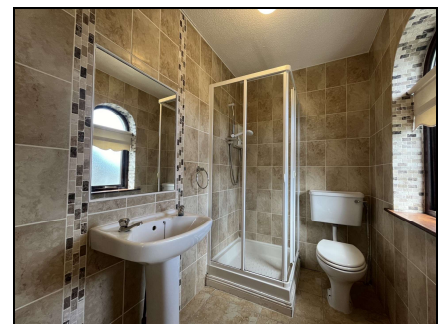
Bedroom 4 2.56m (8'5") x 3.22m (10'7")

Fitted wardrobe, T&G timber flooring.

Bathroom 2.04m (6'8") x 2.26m (7'5")

Bath, electric shower over bath, w/c, whb, fully tiled floor to ceiling.

Total Floor Area: 122 sqm (1313 sqft)



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