

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


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M852

No.5035



18 Auburn Park, Clonmel, E91 R504

- Oil fired central heating
- Off street parking
- Small garden
- Great central location close to Clonmel town centre
- Built 1987

Guide Price €225,000



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



18 Auburn Park, Clonmel, E91 R504

Most desirable three-bed, semi detached two storey residence. Located in a popular residential estate. It is situate just off the Cashel road by-pass, convenient to Abbott, Boston Scientific and Tipperary Institute. The property has been well maintained with PVC double-glazed windows and oil fired central heating. It offers good accommodation as follows: Entrance hall, Sitting room, Kitchen/Diner, utility and bedroom at ground floor, two bedrooms (all with built-in wardrobes) bathroom and hotpress upstairs. The property offers a wonderful opportunity to purchase a semi-detached property with south facing garden, within easy reach of town centre.

Entrance Hall 2.97m (9'9") x 1.98m (6'6")

Carpet floor

Kitchen/ Dining room 2.64m (8'8") x 6.98m (22'11")

Lino floor, Carpet floor, Storage units at eye and floor level

Utility room 3.38m (11'1") x 1.36m (4'6")

Lino floor

Living room 3.99m (13'1") x 3.5m (11'6")

Carpet floor, Electric insert fireplace with tile surround

Bedroom 1 2.88m (9'5") x 2.37m (7'9")

Carpet floor

Upstairs landing 1.76m (5'9") x 1.83m (6'0")

Carpet floor, Chair lift on stairs

Bedroom 2 2.67m (8'9") x 4.81m (15'9")

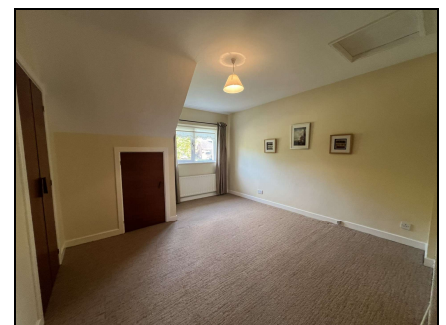
Carpet floor, Built in wardrobe

Bedroom 3 2.93m (9'7") x 4.02m (13'2")

Built in wardrobe, Built in storage

Bathroom 2.57m (8'5") x 1.77m (5'10")

Lino floor, Bathtub, Electric shower, W/C, WHB



Ground Floor

First Floor

Total Floor Area Approx.: 82 sqm (883 sqft)



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