

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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G288

No.5038



Newchapel, Clonmel, E91 VE81

- 4 beds
- Convenient location, rural yet close to all services
- Tarmac drive
- Site of c. 0.50 acres with mature grounds
- Oil fired central heating

Guide Price €395,000



44 Gladstone Street Clonmel County Tipperary
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Newchapel, Clonmel, E91 VE81

Brought to the market by P.F. Quirke and Co. is this most desirable four-bed, detached bungalow, close to Clonmel. Just a short distance from the Clonmel/ Cashel road and the N24. Convenient to Boston Scientific and Abbott and within minutes drive to Clonmel town centre. The property has excellent family accommodation including a Sitting room with solid fuel stove, Kitchen with dining area, utility, four bedrooms, two bathrooms, guest wc and a detached garage with roller doors. Standing on a mature site of c. 0.50 acres with hedges and shrubs affording excellent privacy. There are south facing views to the Comeraghs and eastwards to Slievenamon. Set back from the road via a tarmac drive, wing wall entrance, wrought iron gates and cattle grid. This is an attractive property in a rural location yet an easy commute to all services. Vacant possession available, early inspection is invited.

Entrance hall 4.8m (15'9") x 2.72m (8'11")

Fitted closets, Carpet.

Sitting room 3.95m (13'0") x 4.95m (16'3")

Bay window, Timber mantle, Tile surround, Granite base, Solid fuel stove, Timbered ceiling, Carpet.

Kitchen 4.85m (15'11") x 3.82m (12'6")

Oak fitted units at eye and floor level, Laminate floor, Coving, Arch to

Dining area 3.95m (13'0") x 2.07m (6'9")

Laminate floor, Coving,

Utility room 3.1m (10'2") x 3m (9'10")

Woodgrain PVC rear door.

Guest W/C 0.77m (2'6") x 1.18m (3'10")

WHB, W/C, Tiled floor.

Corridor 1.09m (3'7") x 8.76m (28'9")

Carpet.

Bedroom 5.54m (18'2") x 3.43m (11'3")

Fitted wardrobes, Carpet.

Bedroom 3.96m (13'0") x 3.43m (11'3")

Fitted wardrobes, Carpet.

En-Suite 1.73m (5'8") x 1.05m (3'5")

Shower Cubicle, W/C, Vanity unit, Mirror, Laminate floor, Shower area tiled.

Bedroom 3m (9'10") x 3m (9'10")

Carpet.

Bedroom 3m (9'10") x 3.6m (11'10")

Fitted wardrobes, Carpet.

Bathroom 3m (9'10") x 2.04m (6'8")

Bath, Electric shower, Shower area tiled, W/C, WHB, Mirror, Tiled floor.

Garage 6.78m (22'3") x 9.68m (31'9")

Roller door, Teak side door, plumbed.



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