

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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P391

No.4922



9 Auburn Green, Clonmel E91PW53

- Excellent location in popular estate
- Newly landscaped garden
- Gas fired central heating
- 4 Bedrooms, 2 Bathrooms
- Triple Glazed PVC windows
- Fully alarmed & CCTV cameras installed

Price €295,000



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



9 Auburn Green, Clonmel E91PW53

Brought to the market by PF Quirke & Co. Ltd, is this outstanding four bedroom, semi-detached residence developed to the highest standards throughout. Located in the ever-popular Auburn Park area on the Cashel Road this property provides easy access to the by-pass, town centre and the Cashel Road. It has been entirely remodelled by its current owners with an exceptional level of detail and fittings throughout. Accommodation includes porch, large hallway, living room with double doors leading to a fabulous kitchen/dining room with south facing French doors leading to a well developed patio and garden area. Still on the ground floor there is a study/bedroom 4, shower room and utility room all developed to an excellent standard. At first floor are three bedrooms and a bathroom.

This is a truly exceptional house with triple glazing PVC windows and gas fired central heating and a fit-out that has to be seen to be appreciated. Fully alarmed with CCTV cameras installed. We recommend early viewing.

Entrance Porch 1.02m (3'4") x 1.52m (5'0")
Tiled Floor.

Hall 1.75m (5'9") x 4.65m (15'3")
Tiled floor

Living Room 5.47m (17'11") x 4.08m (13'5")
Solid wooden floor with open fireplace with marble mantle.

Kitchen/Dining Room 3.66m (12'0") x 6.15m (20'2")
with fitted units at eye & floor level, with Quartz counter tops, electric oven and hob, tiled splashback extractor, PVC french doors to patio area mature garden at rear.

Study/Bedroom 4 3.15m (10'4") x 2.65m (8'8")
Built in storage along one wall.

Utility 1.5m (4'11") x 1.8m (5'11")
Tile floor, built in storage

Bathroom (downstairs) 1.18m (3'10") x 2.6m (8'6")
Tile floor & walls, w/c, shower, whb.

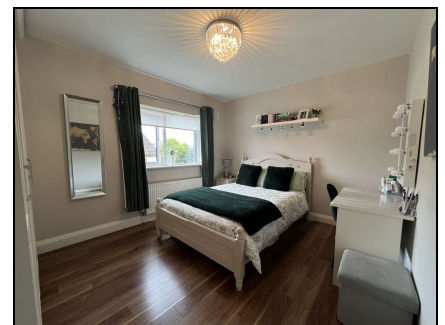
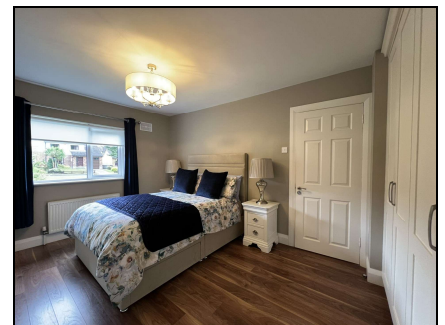
Upstairs Landing 2.7m (8'10") x 2.15m (7'1")
Carpet floor

Bathroom 1.96m (6'5") x 2.06m (6'9")
shower, wc, whb, tiled walls & floor.

Bedroom 1 3.79m (12'5") x 3.08m (10'1")
Laminate floor, built-in wardrobe

Bedroom 2 4.3m (14'1") x 3.19m (10'6")
Laminate floor, built-in wardrobe

Bedroom 3 3m (9'10") x 2.66m (8'9")
Laminate floor, built-in wardrobe, integrated bed with storage.



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