

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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MC373

No.4969



4 Longfield Avenue, Clonmel, E91 C6F6

- 3 bed semi with pop-out utility and w/c
- Gas central heating
- Tilt and turn PVC windows
- Excellent standard of fit out and decor throughout
- Popular residential location

Guide Price €285,000



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4 Longfield Avenue, Clonmel, E91 C6F6

Brought to the market by PF Quirke & Co., Ltd this excellent bright 3 bedroom semi-detached residence in Longfield. Accommodation includes entrance hall, sitting room with double doors to a large kitchen/diner, utility and guest w/c to rear on ground floor, with 3 double bedrooms, main en-suite and a bathroom on first floor. The property has PVC windows and gas central heating, stira access to large attic with velux window (suitable for conversion), cobble block drive and a well developed rear garden. This is an exceptional family home and we recommend early inspection.

Entrance Hall 4.65m (15'3") x 1.94m (6'4")

Tiled floor and coving.

Sitting Room 4.16m (13'8") x 4.28m (14'1")

Cast iron fireplace with stone surround, coving, double doors leading to the kitchen/diner.

Kitchen/Diner 6.25m (20'6") x 4.17m (13'8")

Tiled floor, fitted units at eye and floor level, breakfast counter, integrated electric oven & hob, sink and drainer, integrated dishwasher and fridge freezer, wine rack, tiled floor, sliding door to garden at rear.

Utility 2.08m (6'10") x 1.07m (3'6")

Fitted units at eye and floor level, work top, washing machine, dryer, tiled floor.

Guest w/c 1.95m (6'5") x 1.39m (4'7")

Tiled floor, w/c, whb.

First Floor Landing 4.14m (13'7") x 2.81m (9'3")

Bathroom 2.36m (7'9") x 2.06m (6'9")

Bath, electric shower, w/c, whb, tiled floor and part tiled walls.

Bedroom 1 3.48m (11'5") x 4.06m (13'4")

Ensuite 1.7m (5'7") x 1.97m (6'6")

Tiled floor, electric shower, w/c, whb.

Bedroom 2 3.14m (10'4") x 3.07m (10'1")

Bedroom 3 3.04m (10'0") x 2.69m (8'10")

