

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

H736

No.5055



3 Cooleens Close, Cashel Rd, Clonmel, E91 EV65

- 3 Bedrooms
- Gas fired central heating
- PVC windows
- Side access to garden with front lawn
- Close to town centre and by-pass

Guide Price €185,000



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Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



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Brought to the market by PF Quirke and Co is an excellent bungalow style, semi-detached residence in a convenient location adjacent to Dr Pat O'Callaghan Sports Complex on the Cashel Road and within walking distance of all services. The property has been well maintained by the owners and is in splendid conditions throughout. The accommodation comprises: entrance hall, sitting room, kitchen/diner, 3 bedrooms, bathroom. The property has PVC windows, gas central heating. This property is in a mature residential area of Clonmel convenient to all services. Early inspection invited.

Entrance Hall 3.1m (10'2") x 0.9m (2'11")
Solid wood flooring.

Living Room 4.06m (13'4") x 4.03m (13'3")
Laminate wood flooring, solid fuel stanley stove, marble fireplace.

Kitchen/Dining Room 3.3m (10'10") x 2.76m (9'1")
Storage units at eye and floor level, tiled floor, tiled splashback, electric oven, back door leading to rear garden.

Bathroom 1.69m (5'7") x 2.76m (9'1")
Tiled floor, storage unit, whb, w/c, electric shower.

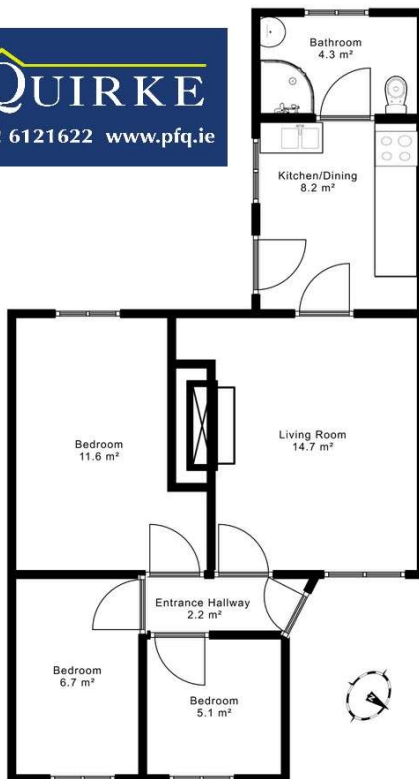
Bedroom 1 3.2m (10'6") x 4.07m (13'4")
Laminate wood floor.

Bedroom 2 3.42m (11'3") x 2.19m (7'2")
Laminate wood flooring.

Bedroom 3 2.4m (7'10") x 2.52m (8'3")
Laminate wood flooring.

Shed 4.95m (16'3") x 2.16m (7'1")

Shed 2 4.55m (14'11") x 3.19m (10'6")
Plumbed for washer and dryer.



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