

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

02193

No.5046



12 Prior Park Hill, Clonmel, E91 E951

- 3 bedrooms
- PVC windows
- Oil fired central heating
- Tarmac and cobble lock front driveway
- Garden to rear with side access

Guide Price €245,000



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



12 Prior Park Hill, Clonmel, E91 E951

Brought to the market by PF Quirke & Co., is an excellent 3 bedroom, 2 storey, semi-detached property in one of Clonmel's most popular residential locations which allows easy access to both Town centre and the by-pass and all services. The accommodation includes: porch, hallway, 2 reception room, kitchen, dining room, storeroom with w/c and whb on ground floor with 3 bedrooms and a bathroom on first floor. The property has the benefit of PVC windows and oiled fired central heating, tarmac and cobble lock front driveway, garden to rear with garden shed. This would make an ideal starter home and early inspection is invited.

Entrance Porch 1.55m (5'1") x 0.58m (1'11")
Aluminium sliding door.

Entrance Hall 1.93m (6'4") x 3.16m (10'4")
Parana Pine open tread staircase, carpet.

Living Room 4m (13'1") x 3.45m (11'4")
Lino flooring, fitted electric fire, parana pine wall panel, double doors leading to sitting room.

Sitting Room 3.61m (11'10") x 3.87m (12'8")
Solid fuel fire place, teak mantle, marble inset and base, parana pine wall panelling, fitted book shelves, lino flooring.

Dining Room 2.31m (7'7") x 3.87m (12'8")
Laminate flooring, fitted work top and presses.

Kitchen 2.29m (7'6") x 3.09m (10'2")
Fitted units at eye and floor level, stainless steel sink unit, tiled floor, PVC rear door.

Storeroom 2.41m (7'11") x 4.73m (15'6")
W/c, whb, oil boiler.

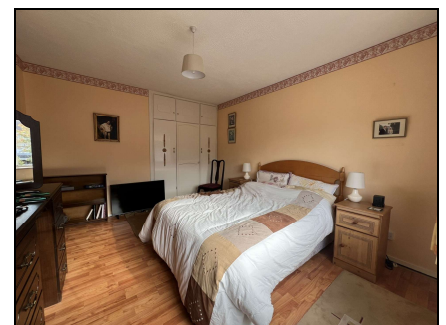
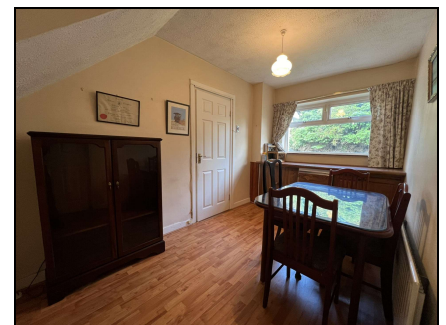
Upstairs Landing 1.87m (6'2") x 2.94m (9'8")
Good size hotpress.

Bathroom 1.66m (5'5") x 2.23m (7'4")
Electric shower, w/c, vanity unit, mirror, shaving light, fully tiled floor to ceiling

Bedroom 1 3.09m (10'2") x 2.08m (6'10")
Fitted wardrobes, fitted bookshelves, carpet.

Bedroom 2 3.28m (10'9") x 4.06m (13'4")
Fitted wardrobes, laminate flooring.

Bedroom 3 2.68m (8'10") x 2.68m (8'10")
Fitted wardrobes, carpet.



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

