

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



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C1084

No.5003



8 Longfield Way, Clonmel, E91 D7H9

- 3 Bedroom, Semi-D
- Double glazed pvc windows
- Gas central heating
- Close to town centre & amenities
- South-facing rear garden with side access

Guide Price €310,000



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8 Longfield Way, Clonmel, E91 D7H9

Brought to the market by PF Quirke & Co. Ltd is this outstanding 3 bedroom semi-detached in Longfield Way, Clonmel - situated close to the town centre and with easy access to Boston Scientific and Abbot.

The accommodation includes - entrance hall, living room, kitchen/diner, utility and guest w/c at ground floor and 3 bedrooms with en-suite and bathroom upstairs. There is a stira stairs to a spacious attic, suitable for extra storage. The south-facing rear garden is enclosed and has side access. There are great views towards the Comeraghs. This is an excellent property and early inspection is recommended.

Entrance Hall 1.93m (6'4") x 4.74m (15'7")
Tile

Living Room 4.17m (13'8") x 4.26m (14'0")
Laminate, open fireplace with wooden mantelpiece, double doors leading to dining area

Kitchen/Dining 6.23m (20'5") x 4.2m (13'9")
Tile, electric oven with electric rings, units at eye & floor level, sliding door to garden,

Utility 1.66m (5'5") x 2.1m (6'11")
Tile, units at eye & floor level, back door leading to garden.

Guest w.c. 1.36m (4'6") x 1.97m (6'6")
Tile, whb, w.c.

Upstairs Landing 4.15m (13'7") x 2.15m (7'1")
Carpet

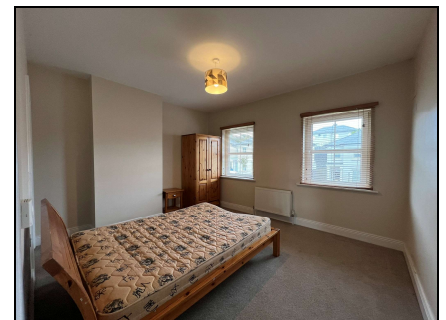
Bathroom 2.05m (6'9") x 2.33m (7'8")
Tile floor & walls, whb, w.c, bathtub & electric shower.

Bedroom 1 4.02m (13'2") x 3.42m (11'3")
Carpet.

En-Suite 3.03m (9'11") x 3.18m (10'5")
Tile floor & Walls, Electric shower, w.c, whb.

Bedroom 2 3.03m (9'11") x 3.18m (10'5")
Carpet

Bedroom 3 3.08m (10'1") x 2.73m (8'11")
Carpet.



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