

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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D478

No.4953



16 New Toberaheena, Clonmel E91 YH04

- 4 bedrooms
- Mix of PVC and timber double glazed and some single glazed.
- Gas fired central heating

Guide Price €340,000



44 Gladstone Street Clonmel County Tipperary
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16 New Toberaheena, Clonmel E91 YH04

Brought to the market by PF. Quirke & Co., is an excellent 4 bedroom, detached bungalow residence with attached garage located in a private cul-de-sac offering great security and privacy. The property is located on the western side of Clonmel adjacent to the Poppyfield Retail Park, The Talbot Hotel and Tipperary University Hospital. It has the benefit of PVC and timber double glazed windows and gas fired central heating. The accommodation includes: porch, hallway, 2 reception, kitchen, utility, 4 bedrooms, 2 bathrooms and conservatory, there is also an attached garage. The grounds are well laid out with a private west facing rear garden with mature trees and hedgerows. This is an ideal opportunity to purchase a good family home with wonderful potential. Early inspection invited.

Entrance Porch 1.31m (4'4") x 1.01m (3'4")

PVC double doors, teak inner door leading to hallway.

Entrance Hall 1.52m (5'0") x 5m (16'5")

Cloak press, carpet.

Sitting Room 4m (13'1") x 4.23m (13'11")

Teak mantle and fire surround, tile inset and base, fitted coal effect gas fire, carpet, teak panelled glass double doors leading to dining room,

Dining Room 3.97m (13'0") x 4.23m (13'11")

Carpet, pine door to kitchen.

Kitchen 4.15m (13'7") x 2.62m (8'7")

Sink unit, work top and a range of fitted units, lino flooring.

Utility 1.65m (5'5") x 2.74m (9'0")

Work top and fitted presses, electric oven and hob.

Corridor 1.03m (3'5") x 8.44m (27'8")

Spacious hotpress, carpet.

Bedroom 1 3.17m (10'5") x 3.26m (10'8")

Fitted wardrobes, laminate flooring.

Bedroom 2 2.87m (9'5") x 3.26m (10'8")

Fitted wardrobes, laminate flooring.

Bedroom 3 2.66m (8'9") x 3.95m (13'0")

Fitted wardrobes, carpet.

Main bedroom 4.38m (14'4") x 2.96m (9'9")

Fitted wardrobes, carpet.

Ensuite 1.45m (4'9") x 2.62m (8'7")

Electric shower, w/c, vanity unit, mirror, fully tiled floor to ceiling.

Bathroom 1.67m (5'6") x 2.62m (8'7")

Bath, w/c, whb, mirror, walls fully tiled, lino flooring, sitra access to attic.

Conservatory 4m (13'1") x 3.1m (10'2")

Carpet, PVC door to garden.

Attached garage 6m (19'8") x 3.03m (9'11")

Up and over garage door.

Total Floor Area: 149 sqm (1604 sqft)



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