

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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H700

No.4059



## 18 Crann Ard, Clonmel, E91 W1Y5

- 5 Bedrooms
- Close to Town Centre
- Double glazed, PVC windows
- Gas Central Heating
- May be eligible for the vacant homes grant

**Guide Price €180,000**

44 Gladstone Street Clonmel County Tipperary  
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# 18 Crann Ard, Clonmel, E91 W1Y5

Brought to the market by P.F. Quirke and Co. Ltd. is this 5 bedroom, 3 bathroom home in Crann Ard. Located on the Fethard road this popular residential estate is serviced by the Clonmel town bus and is only a short five minute drive to Clonmel town centre, Abbott Vascular, Boston Scientific and Clonmel Hospital. Accommodation on the ground floor comprises a living room, kitchen, utility, guest W/C. The first floor has two bedrooms, an en-suite and a dressing room. The third floor contains three bedrooms and main bathroom. This home has been vacant for the past number of years and may be eligible for the vacant homes grant. Early viewing is advised.

**Entrance Hall 1.81m (5'11") x 2.97m (9'9")**  
Laminate floor, Teak front door

**Living room 5.48m (18'0") x 2.9m (9'6")**  
Laminate floor, Solid fuel open fire, Timber surround, granite hearth, Built in cabinets, French doors to rear garden deck area

**Guest W/C 0.96m (3'2") x 1.35m (4'5")**  
Tiled floor, Tiled back splash, WHB, W/C

**Kitchen 3.02m (9'11") x 3.1m (10'2")**  
Tiled floor, Units at eye and floor level, Tiled back splash, Gas Hob, Electric oven, Integrated fridge/ freezer

**Utility room 3.3m (10'10") x 1.66m (5'5")**  
Tiled floor, Plumbed for washing machine and dryer, teak door to rear yard

**First floor Landing 2.01m (6'7") x 1.16m (3'10")**  
Carpet

**Bedroom 5.48m (18'0") x 2.9m (9'6")**  
Carpet, Built in sliding wardrobes

**En Suite 1.83m (6'0") x 2.02m (6'8")**  
Tiled floor, Tiled shower area, electric shower, W/C, WHB

**Bedroom 3.1m (10'2") x 3.02m (9'11")**  
Carpet, Built in sliding wardrobes

**Dressing room 3.1m (10'2") x 2.34m (7'8")**  
Carpet

**Second floor landing 2.01m (6'7") x 1.16m (3'10")**  
Carpet

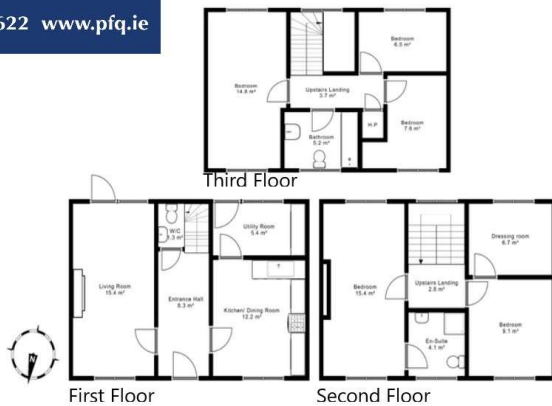
**Bedroom 2.78m (9'1") x 5.48m (18'0")**  
Carpet floor, Built in sliding wardrobe

**Bedroom 3.13m (10'3") x 2.22m (7'3")**  
Carpet

**Bedroom 1.94m (6'4") x 3.15m (10'4")**  
Carpet, Built in wardrobe

**Main bathroom 2.62m (8'7") x 1.97m (6'6")**  
Tiled floor, Tiled shower area, Bath/shower, W/C, WHB

**Total Floor Area: 112 sqm (1206 sqft)**



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