

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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F488

No.5078



83 Spafield Crescent, Cashel, E25 W221

- 3 bedrooms, 2 bathrooms
- Secure, paved yard with rear access
- PVC windows, oil heating
- Central location

Guide Price €160,000

44 Gladstone Street Clonmel County Tipperary
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83 Spafield Crescent, Cashel, E25 W221

Brought to the market by P F Quirke & Co Ltd is this excellent 3-bed, 2-bath mid-terrace with rear access in Cashel town centre. Close to all amenities, the house offers good accommodation as it has been extended from original.

Ground floor includes an entrance hall, sittingroom, Kitchen/Diner, Utility and bathroom, while upstairs are 3 bedrooms and a second bathroom. To the rear is a paved and secure yard with rear access and shed.

This is a great opportunity to purchase a good starter home or investment property. Early inspection advised.

Entrance Hall 0.95m (3'1") x 4.16m (13'8")

Tiled floor.

Living Room 4.16m (13'8") x 3.48m (11'5")

Laminate floor, Solid fuel stove, Metal surround fireplace and mantle Piece.

Family Room 3.54m (11'7") x 2.89m (9'6")

Laminate floor, French doors.

Kitchen/ Dining Room 3.67m (12'0") x 5.01m (16'5")

Tiled floor, Units at eye and floor level.

Bathroom 1.76m (5'9") x 1.72m (5'8")

Tiled floors/ walls, W/C, WHB, Bath, Shower.

Back Hall 1.77m (5'10") x 1.74m (5'9")

Tiled floor.

Utility 2.55m (8'4") x 2.13m (7'0")

Tiled floor, Units at eye and floor level, Boiler, Plumbed for washing machine/ dryer.

Bedroom 1 2.71m (8'11") x 3.09m (10'2")

Laminate floor, Built in wardrobe.

Bedroom 2 2.87m (9'5") x 3.2m (10'6")

Laminate floor.

Bedroom 3 3.44m (11'3") x 3.75m (12'4")

Laminate floor, Large built in wardrobes.

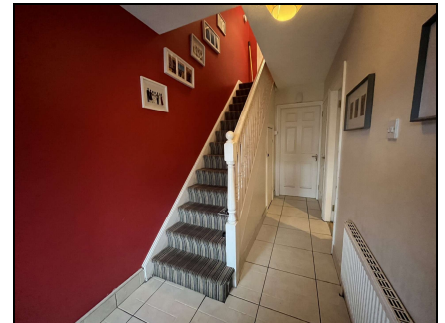
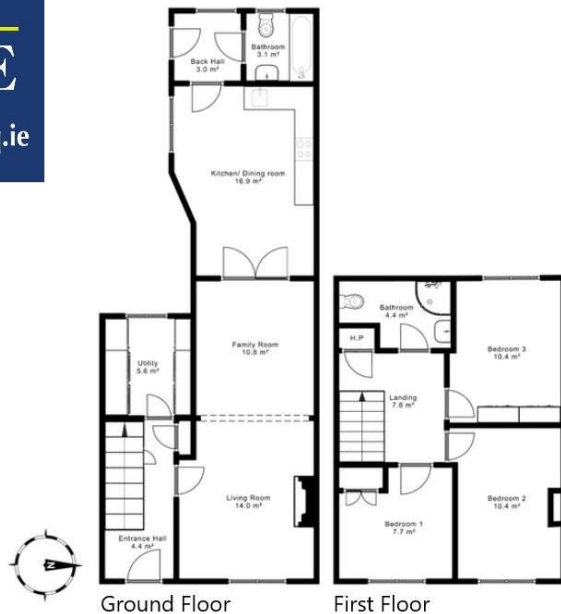
Bathroom 2.19m (7'2") x 1.78m (5'10")

Tiled floors/walls, W/C, WHB, Electric shower.

Upstairs Landing 1.83m (6'0") x 3.73m (12'3")

Carpet, H.P.

Total Floor Area: 100 sqm (1076 sqft)



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