

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

MC360

No.4301



## 9 The Chase, Clonmel, E91 VN30

- 4 bed, 3 bath Detached
- PVC double glazing
- Off street parking
- Enclosed back garden
- Gas heating



**Guide Price €300,000**

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



# 9 The Chase, Clonmel, E91 VN30

Brought to the market by P.F. Quirke & Co. Ltd. is No.9 The Chase. An extremely well built house in a great location providing easy access to the bypass and Clonmel town centre. This is a popular estate and houses here are much sought after. The property accommodates an Entrance hall with Guest wc, large Sitting room with gas fire, bay window and double doors to a Kitchen/Diner which has sliding doors to a secure garden and patio and rear. Off the Kitchen is a utility and access to a downstairs bedroom. Upstairs are three Bedrooms and two Bathrooms (one being an en-suite). The house has pvc windows and gas central heating. All in all this is an outstanding home. We recommend early inspection.

## **Entrance Hall 5.17m (17'0") x 1.69m (5'7")**

with tile floor, understairs storage

## **Kitchen/Diner 5.3m (17'5") x 3.43m (11'3")**

with tile floor, fitted units at eye and floor level, tile splashback, sliding door to rear

## **Sitting Room 5.7m (18'8") x 3.39m (11'1")**

with hardwood floor, gas fire, large bay window

## **Utility 3.42m (11'3") x 2.47m (8'1")**

with tile floor, plumbed for washing machine, access to rear

## **Downstairs Bedroom 4.95m (16'3") x 2.47m (8'1")**

## **Guest wc 1.68m (5'6") x 0.67m (2'2")**

tile floor, wc, whb

## **Upstairs Landing 2.55m (8'4") x 1.93m (6'4")**

with hotpress

## **Bathroom 1.9m (6'3") x 1.66m (5'5")**

fully tiled, wc, whb, bath/shower

## **Bedroom 4.19m (13'9") x 3.17m (10'5")**

with built-in wardrobe

## **En-Suite 1.89m (6'2") x 1.6m (5'3")**

fully tiled, wc, whb, power corner shower

## **Bedroom 4.07m (13'4") x 3.16m (10'4")**

with built-in storage, large bay window

## **Bedroom 2.29m (7'6") x 2.21m (7'3")**

with built-in storage

