

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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No.5291



## Lisgorm, Griffith Avenue, Clonmel E91 Y680

- 4 Bed bungalow in good location
- Oil fired central heating
- Pvc windows
- Large secluded west-facing garden
- Attached garage

**Guide Price €340,000**



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# Lisgorm, Griffith Avenue, Clonmel E91 Y680

Brought to the market by P.F. Quirke & Co. Ltd. is an outstanding four bed detached bungalow in Griffith Avenue. The property provides easy access to the by-pass and town centre, and is within walking distance of Clonmel High School, St. Peter & Paul's Primary School, Dunnes Stores and Showgrounds shopping centre and all amenities. It has the benefit of PVC windows and oil fired central heating. The property has been upgraded and extended in recent years to provide good living accommodation as follows: Porch, Hallway, two Reception, Kitchen/Diner, Sunroom, four Bedrooms, Bathroom. There is an attached garage.

To the rear is a large, west-facing garden with mature hedgerows, fruit trees etc affording excellent privacy. Off street parking. This is a rare opportunity to purchase a top class residence in a convenient location. Early inspection is highly recommended.

**Porch 1.4m (4'7") x 0.89m (2'11")**  
pvc front door, tile floor

**Hallway 1.3m (4'3") x 4.51m (14'10")**  
semi-solid timber flooring

**Sitting Room 3.63m (11'11") x 3.18m (10'5")**  
solid fuel fireplace, semi-solid timber flooring

**Living Room 3.62m (11'11") x 3.74m (12'3")**  
fitted solid fuel stove, fitted bookshelves, hotpress, semi-solid timber flooring, arch leading to....

**Kitchen/Dining Room 4m (13'1") x 4.64m (15'3")**  
half semi-solid flooring, half tile flooring, fitted kitchen units at eye and floor level, electric cooker, Nordmende washing machine, Nordmende chest fridge, Delta microwave, pvc back door, panel glass double doors leading to...

**Sunroom 3.02m (9'11") x 5.04m (16'6")**  
tile flooring, cathedral style timber ceiling, velux window, recessed lights, aluminium double glazed sliding doors to patio area and garden

**Corridor 5.75m (18'10") x 0.93m (3'1")**  
semi-solid timber flooring, storage closet, leading to...

**Bedroom 4 2.91m (9'7") x 2.15m (7'1")**  
laminate flooring

**Bathroom 2.61m (8'7") x 2.16m (7'1")**  
invalid style electric shower with handrails, wc, whb, mirror, heated towel rail, recessed lights, extractor fan, fully tiled floor to ceiling

**Bedroom 2 3.09m (10'2") x 3.22m (10'7")**  
fitted wardrobes, carpet

**Bedroom 1 4.19m (13'9") x 3.43m (11'3")**  
mirrored Sliderobes, carpet

**Bedroom 3 3.13m (10'3") x 3.42m (11'3")**  
laminate flooring

**Attached Garage & Boiler house 2.14m (7'0") x 7.89m (25'11")**  
with up & over garage door, security alarm

