

B754

**QUIRKE**  
052 6121622

4190



## 48 Powerstown Way, Clonmel, E91 R993

Outstanding detached four bed residence

**Guide Price €440,000**

**BER A3**

44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
<https://www.pfq.ie/> PSRA: 001721



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fitted wardrobe

**En-Suite**

**2.41m (7'11") x 1.05m (3'5")**  
with tile floor, wc, whb, shower

**Garden Shed**

**4.23m (13'11") x 3.07m (10'1")**  
with woodgrain PVC door, insulated on inside

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Triple-glazed woodgrain PVC
- A3 rated house
- New gas heating system
- 4 Beds, 3 Baths, 2 Reception rooms
- Excellent location

Brought to the market by P.F. Quirke & Co. Ltd. is an outstanding residence in Powerstown Way, Clonmel. No. 48 accommodates an Entrance hall with Guest wc, Living room, Sitting room, large Kitchen/Dining room, Utility, four Bedrooms and three Bathrooms. Outside is a large garden building with woodgrain PVC door and fully insulated internally, ideal for conversion to home office. This is an exceptional dwelling with an A3 rating. It is decorated and developed to an extremely high standard with many features and excellent finishes. We cannot recommend this property highly enough as a marvellous home. Early inspection advised.

**Entrance Hall**  
**4.52m (14'10") x 1.09m (3'7")**  
tile floor,

**Guest wc**  
**3.14m (10'4") x 1.31m (4'4")**  
with wc, whb, tile floor

**Living room**  
**4.04m (13'3") x 3.16m (10'4")**  
with laminate flooring

**Sitting Room**  
**5.12m (16'10") x 3.86m (12'8")**  
with solid fuel stove

**Kitchen/Diner**  
**7.29m (23'11") x 8.03m (26'4")**  
with laminate flooring, fitted units at eye and floor level, soft close drawers, island, under unit lighting, wood effect tiled splashback, integrated oven and microwave, induction hob with gas rings also, double doors to rear

**Utility**  
**3.01m (9'11") x 1.82m (6'0")**  
plumbed for washing machine, dryer, fitted units at eye and floor level, tile floor, access to side of house

**Bedroom 1**  
**3.52m (11'7") x 3.33m (10'11")**  
with laminate floor

**Bathroom**  
**2.61m (8'7") x 2.25m (7'5")**  
with tile floor, heated towel rail, electric shower with extra large shower tray, wc, whb

**Bedroom 2**  
**3.91m (12'10") x 3.14m (10'4")**  
with fitted wardrobe, laminate flooring

**En-Suite**  
**2.16m (7'1") x 0.96m (3'2")**  
with wc, whb, shower, heated towel rail

**Bedroom 3**  
**3.13m (10'3") x 3.25m (10'8")**  
with laminate floor, large wardrobe

**Landing**  
**5.75m (18'10") x 1.91m (6'3")**

**Bedrom 4**  
**4.5m (14'9") x 3.87m (12'8")**  
with laminate floor, large mirrored



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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