

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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O1255

No.4450



## 18 Sheehy Terrace, Clonmel, E91 P952

- 3 bed 2 bath residence
- Double glazed windows
- Central location
- Gas fired central heating

**Guide Price €158,000**



44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# 18 Sheehy Terrace, Clonmel, E91 P952

P F Quirke & Co Ltd are delighted to offer this 3 bedroom, mid-terrace residence in the heart of Clonmel, in a quiet residential location. Providing easy access to schools, shops and all town amenities, this home is a perfect candidate for a first time buyer or a down-sizer. Accommodation includes an entrance hall, living room, kitchen, dining room, 3 bedrooms and two bathrooms. It has gas fired heating and cobble lock front paving. This is an excellent opportunity to buy a centrally located home. We recommend early inspection.

## Entrance Hall 2.79m (9'2") x 0.96m (3'2")

With tile floor

## Living Room 4.54m (14'11") x 3.43m (11'3")

with gas fire, understairs storage (2.86 x .76), laminate flooring

## Dining Room 3.67m (12'0") x 2.63m (8'8")

with tile floor, spot lighting, velux window, built-in storage

## Kitchen 3.19m (10'6") x 3.16m (10'4")

with tile floor, fitted units at eye and floor level, gas hob, plumbed for dishwasher and washing machine, tile splashback, velux window, recessed lighting

## Bathroom 3.15m (10'4") x 2.25m (7'5")

with tile floor, wc, whb, jacuzzi corner bath with electric shower

## Rear Hall 1.54m (5'1") x 0.88m (2'11")

with tile floor, access to side of property

## Bedroom 1 2.79m (9'2") x 2.65m (8'8")

with timber floor

## Upstairs Landing 1.89m (6'2") x 0.86m (2'10")

with skylight

## Bedroom 2 3.53m (11'7") x 3.38m (11'1")

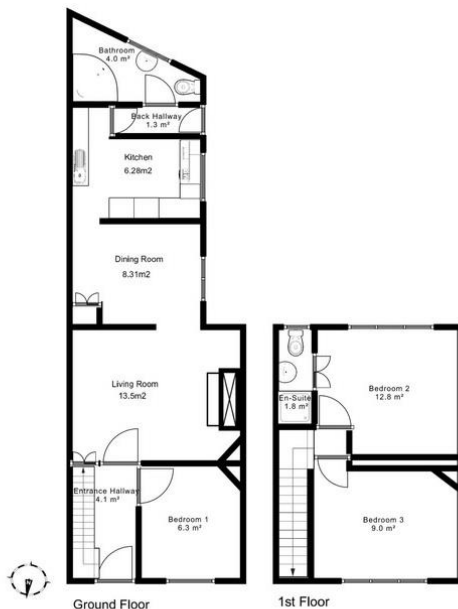
with laminate flooring, 4 door fitted wardrobe with vanity area

## Bedroom 3 3.59m (11'9") x 2.86m (9'5")

with laminate floor, integrated storage

## En-Suite 2.42m (7'11") x 0.93m (3'1")

with tile floor, wc, whb, electric shower



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