

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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W433

No.3744



91 Crann Ard, Clonmel, E91 X0P8

- 3 bedroom Semi-detached
- Water softener
- Designated off-street parking
- PVC windows, Gas CH
- Maintenance-free rear garden

Guide Price €190,000



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



91 Crann Ard, Clonmel, E91 X0P8

An exceptional 3 bed semi has been brought to the market by PF Quirke & Co.Ltd. 91 Crann Ard has been developed to the highest standard by the owner and is in outstanding condition throughout.

Accommodation includes an entrance hall, sitting room with double doors to kitchen/diner and guest w/c at ground floor with 3 bedrooms and a bathroom at first floor. The property has a water softener and a stira to a floored attic and a large maintenance free garden which faces south and west which capturing all day sun which is benefited from by the sliding door to the kitchen/living room area. Nothing has been overlooked in this house - built in wardrobes to all bedrooms, excellent decor throughout, PVC windows and gas central heating. A rare opportunity to buy a really good house close to Clonmel town centre. We recommend early inspection.

Entrance Hall 3.8m (12'6") x 1.75m (5'9")
Laminate flooring.

Kitchen/Dining Room 5.45m (17'11") x 2.4m (7'10")
Tiled floor, fitted units at eye and floor level, tiled back splash, plumbed for washing machine, recess lighting, access through French doors to the patio and garden.

Sitting Room 3.82m (12'6") x 3.46m (11'4")
Laminate flooring with solid fuel stove, recess lighting.

W/c (under stairs) 1.44m (4'9") x 0.66m (2'2")
W/c, whb.

First floor landing 2.42m (7'11") x 1.99m (6'6")

Bathroom 2.11m (6'11") x 1.65m (5'5")
W/c, whb, bath/electric shower, recess lighting, tiled from floor to ceiling.

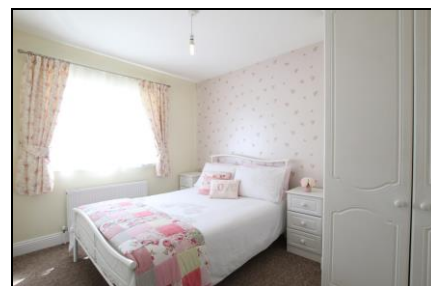
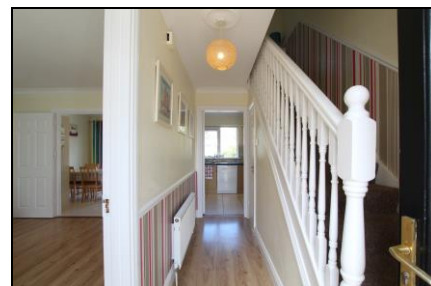
Bedroom 1 2.8m (9'2") x 2.79m (9'2")
2 door fitted wardrobe.

Bedroom 2 3.44m (11'3") x 2.45m (8'0")
Carpeted floor, 2 door fitted wardrobe.

Bedroom 3 2.33m (7'8") x 2.14m (7'0")
Wall to wall fitted storage, fitted units at eye level, integrated computer desk.



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