

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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S445

No.4195



60 Ard Aoibhinn, Clonmel E91 PX02

- 3 Bedrooms
- 2 Bathrooms
- South facing rear garden
- PVC Windows
- Gas Fire Heating

Guide Price €180,000



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Brought to the market by P F Quirke & Co Ltd is a most attractive 3 bedroom, 2 storey semi-detached residence in a convenient location just off the by pass. Within easy reach of St Olivers Church and school, close to Boston and Abbott and within walking distance of town centre, this is a great location. The accommodation includes an entrance porch, hallway, sitting room, kitchen/diner, 3 bedrooms, 2 bathrooms and guest wc. It has PVC windows and gas fired central heating. This is an excellent opportunity to purchase a top quality home in splendid decorative order throughout. Early inspection invited.

Porch 2.15m (7'1") x 1.29m (4'3")
double glazed teak windows

Entrance Hall 4.62m (15'2") x 1.84m (6'0")
with laminate flooring, understairs storage

Guest wc 2.93m (9'7") x 1.07m (3'6")
tiled floor, walls tiled to halfway, wc, whb

Sitting Room 4.97m (16'4") x 3.47m (11'5")
with laminate flooring, gas fire

Kitchen/Diner 5.34m (17'6") x 3m (9'10")
fitted units at eye and floor level, sliding door to patio area

Bedroom 3/Study 2.96m (9'9") x 3.28m (10'9")
built-in wardrobe

Upstairs Landing 3.11m (10'2") x 1.69m (5'7")
with velux window

Bedroom 1 4.48m (14'8") x 3m (9'10")
with built-in wardrobes

En-Suite 1.89m (6'2") x 1.5m (4'11")
comprising wc, whb, electric shower, velux window

Bedroom 2 3.86m (12'8") x 3.55m (11'8")
with built-in wardrobes

Bathroom 1.79m (5'10") x 2.06m (6'9")
comprising wc, whb, bath/electric shower, velux window

