

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


QUIRKE
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No.5392



17 William O'Brien Street, Clonmel E91 Y157

- 2 Beds, 1 Bath
- Double glazed PVC Windows
- Gas Fired Central Heating
- Recently Renovated to a high standard
- Fabulous central location

Guide Price €175,000



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



17 William O'Brien Street, Clonmel E91 Y157

Brought to the market by PF Quirke and Co is this ideally located single-storey house, which is within walking distance of Clonmel town centre. A recently modernised two-bed terraced home, offering comfortable and practical living in a highly convenient setting. The property features a bright open-plan living and dining area, creating a welcoming and versatile space for everyday living. A well laid out kitchen complements the living accommodation, while the home is completed by two bedrooms and a well-fitted bathroom. To the rear is a large and spacious yard, providing excellent outdoor recreation space with potential for further enhancement. On-street parking is available to the front of the property. This home would make an ideal purchase for a first-time buyer, investor, or those seeking a comfortable retirement home close to all amenities. Early viewing is advised

Entrance Hall 1.04m (3'5") x 3.41m (11'2")
Tiled floor

Living Room 2.83m (9'3") x 6.07m (19'11")
Laminate floor, electric fireplace, timber surround

Dining Room 1.82m (6'0") x 1.5m (4'11")
Laminate floor

Bathroom 1.71m (5'7") x 1.72m (5'8")
Tiled floor/ walls, wc, whb, shower

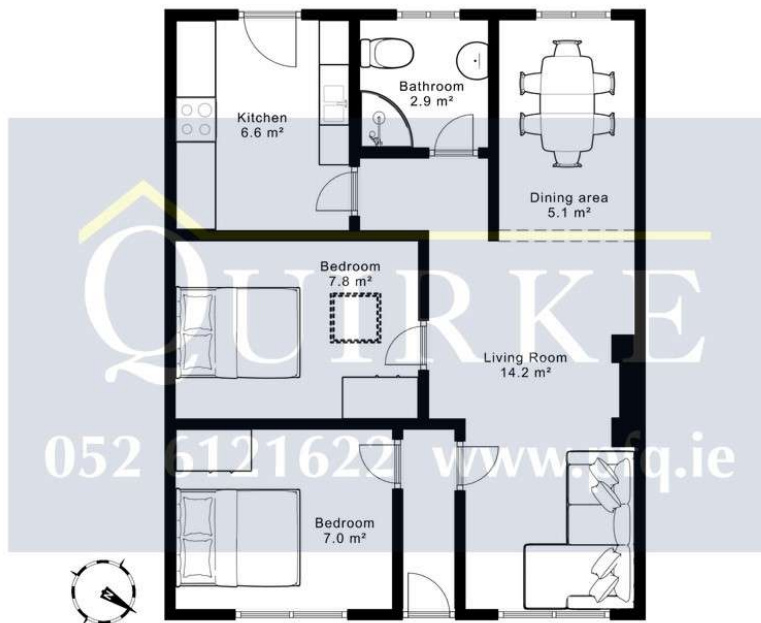
Kitchen 2.52m (8'3") x 2.81m (9'3")
Units at eye and floor level

Bedroom 3.48m (11'5") x 2.38m (7'10")
Laminate floor, wardrobes

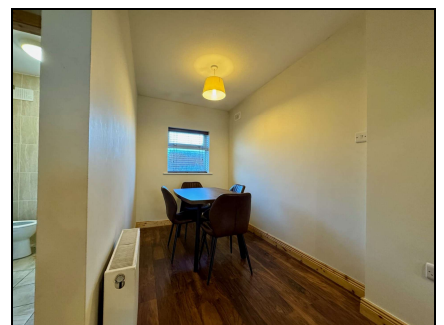
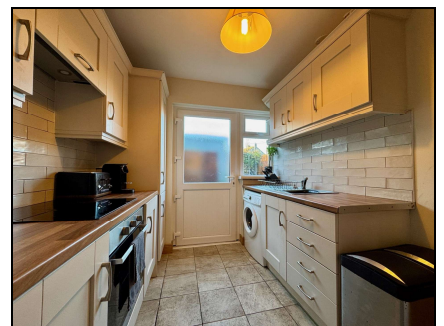
Bedroom 2.09m (6'10") x 2.04m (6'8")
Laminate floor, wardrobes

Shed 2.08m (6'10") x 2.04m (6'8")

Kennels 2.07m (6'9") x 3.04m (10'0")



Total Floor Area: 46 sqm (495 sqft)



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