

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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C1090

No.5292



Ballybeg, Grange, Clonmel, E91 T8Y1

- 3 bed residence in scenic location
- Garden to rear
- Oil fired central heating - PVC windows
- Vacant in excess of 2 years

Guide Price €140,000



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



Ballybeg, Grange, Clonmel, E91 T8Y1

PF Quirke & Co are delighted to present to the market this charming two-storey cottage residence, superbly located in a peaceful rural setting on the Clonmel/Newcastle road, enjoying wonderful scenic views. Perfectly positioned close to the villages of Newcastle and Ardfinnan, the property also benefits from an easy commute to Clonmel and Cahir.

Accommodation on the ground floor comprises a welcoming living room with solid-fuel fireplace, kitchen, bedroom, shower room and back hall.

Upstairs, there are two additional bedrooms.

The property features PVC double-glazed windows and oil-fired central heating.

Externally, the residence is complemented by a secluded rear garden, with mature trees and well-defined boundaries ensuring excellent privacy.

Outbuildings include a garden shed and boiler house, adding to the practicality of the home.

Ideal as a starter home or investment property, this appealing cottage offers both comfort and character in a highly accessible location. Vacant in excess of two years so may be eligible for vacant property grant. Early viewing is highly recommended.

Living Room 4.31m (14'2") x 4.43m (14'6")

with solid fuel fireplace, red brick surround, tile floor, timbered ceiling,

Kitchen 4.15m (13'7") x 1.68m (5'6")

with stainless steel sink unit & fitted presses at floor level, electric cooker, plumbed for washing machine, velux window, tile floor

Bedroom 4.33m (14'2") x 3.12m (10'3")

laminate flooring

Shower Room 1.42m (4'8") x 2m (6'7")

comprising electric shower & cubicle, wc, whb, fully tiled floor to ceiling, hotpress

Back hallway 1.39m (4'7") x 2.01m (6'7")

teak panel glass rear door, tile floor

Upstairs Bedroom 2.63m (8'8") x 4.2m (13'9")

laminate flooring

Bedroom 4.35m (14'3") x 4.32m (14'2")

laminate flooring

Garden shed



Total Floor Area: 75 sqm (807 sqft)



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