

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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MC380

No.5312



46 Cherrymount, Clonmel, E91 FW97

- 4 Bedrooms
- Oil central heating
- Ideal location close to all amenities
- Popular residential estate
Ideal family home/investment
- Great potential for Home Refurbishments/ Extensions

Guide Price €265,000



44 Gladstone Street Clonmel County Tipperary
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46 Cherrymount, Clonmel, E91 FW97

Brought to the market by P.F. Quirke & Co. Ltd is this 4 bed semi-detached two-storey residence with attached garage. Situated just off the Western Road adjacent to the Poppyfield Retail Park and South Tipperary General Hospital, convenient to all amenities. The house has PVC double glazing and oil fired central heating. This semi detached house offers the following accommodation:

Porch, Entrance hall, Sitting room, Kitchen/Dining room, Living room, Utility, Guest wc and Shower room at ground floor with four Bedrooms and Bathroom at first floor. There is also an integrated garage.

The property is well laid out with a spacious front lawn and a mature large enclosed rear garden. Great potential for Home Refurbishments and / or Extensions. This is an attractive property in a top class location. Early inspection is recommended.

Entrance Porch 0.97m (3'2") x 2.02m (6'8")

Entrance Hall 1.96m (6'5") x 3.97m (13'0")

Laminate floor and under stairs storage.

Living Room 5.21m (17'1") x 3.92m (12'10")

Laminate floor, open fire with tiled surround.

Dining Room 4.4m (14'5") x 3.38m (11'1")

Laminate flooring.

Kitchen/Dining 5.29m (17'4") x 4.57m (15'0")

Laminate floor, built in storage at eye and floor level, tiled splashback, electric oven, back door leading to rear.

Back Hall 1.36m (4'6") x 1.98m (6'6")

Tiled floor.

Bathroom 1.28m (4'2") x 3.7m (12'2")

Tiled floor, whb, w/c, shower.

Gargae 2.81m (9'3") x 5.35m (17'7")

Up and over door.

Upstairs Landing 4.49m (14'9") x 0.91m (3'0")

Solid wood floor.

Bedroom 1 3.96m (13'0") x 3.17m (10'5")

Laminate floor and built in storage.

Bedroom 2 3.93m (12'11") x 4.06m (13'4")

Laminate floor, built in storage.

Bedroom 3 2.7m (8'10") x 3.39m (11'1")

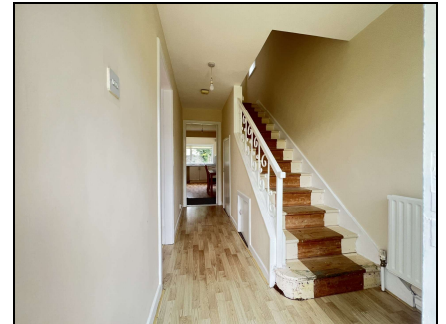
Laminate floor, built in storage.

Main Bathroom 1.72m (5'8") x 2.35m (7'9")

Tiled splashback around bath and sink, bath, electric shower, whb, w/c.

Bedroom 4 2.68m (8'10") x 2.34m (7'8")

Wood flooring.



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