

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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W454

No.5203



19 Gort Na Managh, Clonmel E91 N4T2

- 4 Bed family home Built 2006
- Ideal location close to all amenities
- Popular estate
- Gas central heating & PVC windows
- Large south facing garden to rear



Guide Price €440,000

44 Gladstone Street Clonmel County Tipperary
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19 Gort Na Managh, Clonmel E91 N4T2

Brought to the market by P.F. Quirke & Co. Ltd, number 19 Gort na Managh is a fantastic detached 4 bedroom house in a popular residential area. The location provides easy access to the Poppyfield Retail Park, Clonmel town centre and the bypass. Accommodation includes an Entrance Porch, Entrance Hall, Guest WC, Sitting Room, large Kitchen/Diner, Utility and Study/Bedroom 5 at Ground Floor. At First Floor are 4 further Bedrooms and 2 Bathrooms. There is a secure south-facing garden to the rear and off street parking to the front. This is an exceptional opportunity to purchase a top class family home in Clonmel. We recommend early inspection.

Entrance Porch 1.12m (3'8") x 1.83m (6'0")
tile floor

Entrance Hall 6.56m (21'6") x 1.07m (3'6")
laminated floor

Guest wc 1.37m (4'6") x 1.58m (5'2")
lino flooring, wc, whb

Living Room (into bay window) 6.61m (21'8") x 4.18m (13'9")
laminated floor, open fire with mantle piece, solid fuel stove

Bay window 1.71m (5'7") x 0.94m (3'1")

Kitchen/Dining Room 3.94m (12'11") x 6.28m (20'7")
laminated flooring, kitchen units at eye and floor level, sliding door to rear garden, gas hob with electric oven

Utility 1.66m (5'5") x 2.95m (9'8")
lino flooring, units at floor level with tile splashback with door to rear yard

Office/Bedroom 5.25m (17'3") x 2.91m (9'7")
laminated flooring, fully insulated

Upstairs Landing 3.8m (12'6") x 2.32m (7'7")
carpet

Bedroom 1 2.83m (9'3") x 2.79m (9'2")
laminated flooring, built-in wardrobe

Bedroom 2 2.6m (8'6") x 3.95m (13'0")
carpet, built-in wardrobe

Bedroom 3 3.66m (12'0") x 3.6m (11'10")
solid wood floor, built-in wardrobe

Main Bathroom 1.76m (5'9") x 2.38m (7'10")
tile floor, tiled walls, electric shower, bath, wc, whb

Main Bedroom 4.18m (13'9") x 3.49m (11'5")
timber floor, built-in wardrobe, bay window

En-Suite 0.95m (3'1") x 2.38m (7'10")
tiled floor and walls, electric shower, wc, whb



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