

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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No.5305



## 14 Davis Row, Clonmel E91 Y7F1

- 3 bedrooms
- PVC windows
- Gas fired central heating
- Rear enclosed yard with side access
- Convenient to all services

**Guide Price €250,000**



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# 14 Davis Row, Clonmel E91 Y7F1

Brought to the market by P.F. Quirke & Co. Ltd is this compact terraced residence (end house) on Waterford road adjacent to Showgrounds Shopping Centre, Dunnes Stores, Lidl and within walking distance of town centre. The property has PVC windows and gas fired central heating. The accommodation includes Porch, Hall, Living room, Kitchenette, Shower room, two Bedrooms at ground floor, with a further Bedroom & En-Suite with spacious hotpress upstairs.

The out-offices comprise Utility room with gas boiler, plumbed for washing machine. To the front is a mature garden, gravelled and landscaped, to the rear an enclosed yard with side access,

This is a great opportunity to purchase a compact residence in a popular residential area. Early inspection invited

## **Porch 1.17m (3'10") x 1.76m (5'9")**

Teak front door, 2 PVCs windows, lino flooring.

## **Hallway 1.1m (3'7") x 3.02m (9'11")**

Pine panelled glass door.

## **Living Room 2.28m (7'6") x 5.43m (17'10")**

Solid fuel fireplace.

## **Kitchenette 2.12m (6'11") x 1.16m (3'10")**

Stainless steel sink unit and fitted presses.

## **Shower Room 1.56m (5'1") x 1.76m (5'9")**

Tiled floor to ceiling, electric shower and cubicle, wc, whb, wall heater.

## **Bedroom 2.17m (7'1") x 2.51m (8'3")**

Carpet.

## **Bedroom 2.18m (7'2") x 2.5m (8'2")**

Carpet

## **Upstairs**

## **Bedroom 2.58m (8'6") x 4.37m (14'4")**

Bay window, carpet

## **En-suite 2.48m (8'2") x 2.05m (6'9")**

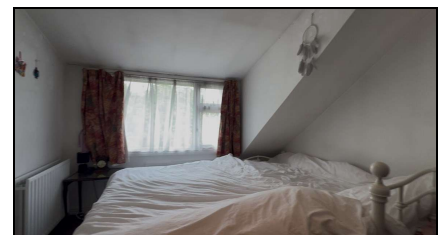
Electric shower and cubicle, vanity unit, w/c, whb, shaving light, extractor.

## **Walk-in hotpress area and water tank 1.04m (3'5") x 1.84m (6'0")**

## **Out offices**

## **Utility Room 2.52m (8'3") x 1.55m (5'1")**

Gas boiler, plumbed for washing machine and space for dryer.



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