

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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R484

No.5304



Rosenalen, 32 Cherrymount, Clonmel E91 VW32

- 4 beds (1 ensuite), 3 reception rooms, 2 bathrooms
- Popular estate
- Close to all amenities
- PVC windows, gas heating
- Large sunroom

Guide Price €250,000



44 Gladstone Street Clonmel County Tipperary
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Rosenalen, 32 Cherrymount, Clonmel E91 VW32

P F Quirke & Co are delighted to present to the market this four-bedroom detached family home in Cherrymount. Occupying an elevated position and a large corner site, this property offers a fantastic sense of space and privacy both inside and out.

The accommodation is well-laid-out, providing ample living space for a growing family. The ground floor comprises a welcoming entrance hall, a bright and spacious sitting room, a separate dining room perfect for family meals, and a large kitchen/breakfast room. An essential utility room, a convenient guest WC, and a delightful sunroom complete the ground floor, providing a wonderful space for relaxation.

Upstairs, you'll find four generously sized bedrooms (one of which has an en-suite) and a large family bathroom. The property benefits from PVC double-glazed windows and gas central heating.

One of the standout features of this home is the exceptional outdoor space. Thanks to its corner plot, the property boasts a large garden to the side, front, and rear.

Cherrymount is a highly regarded residential estate, known for its friendly atmosphere and convenient location. The property is just a short stroll from the town centre, schools, shops, and all local amenities.

This is an excellent opportunity to acquire a great family home in an outstanding location.

En-Suite 1.63m (5'4") x 1.53m (5'0")

off main Bedroom. fully tiled, shower, wc, whb

Entrance Hall 3.43m (11'3") x 2m (6'7")

Solid Oak floor and under stairs storage.

Sitting Room 5.21m (17'1") x 3.85m (12'8")

Oak floor, gas fire (not working).

Dining Room 3.46m (11'4") x 3.72m (12'2")

Oak floor, open fire with metal and timber surround.

Kitchen/Breakfast Room 4m (13'1") x 3.44m (11'3")

Fitted units at eye and floor level, tiled floor, tiles splash back, built in larder press.

Sunroom 5.75m (18'10") x 2.14m (7'0")

Tiled floor, full glass sliding door, perspex ceiling.

Utility 2.01m (6'7") x 1.07m (3'6")

Tiled floor, plumbed for washing machine.

Guest w/c 1.07m (3'6") x 0.08m (3")

w/c, whb.

Upstairs Landing 4.53m (14'10") x 0.95m (3'1")

Oak floor.

Bedroom 1 4.07m (13'4") x 3.09m (10'2")

Oak floor, fitted unit with oak and glass doors.

Bedroom 2 3.05m (10'0") x 2.07m (6'9")

Oak floor, built in wardrobes.

Bedroom 3 2.72m (8'11") x 2.04m (6'8")

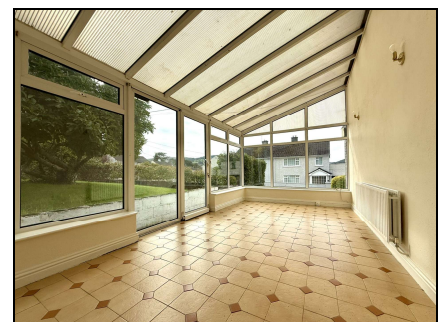
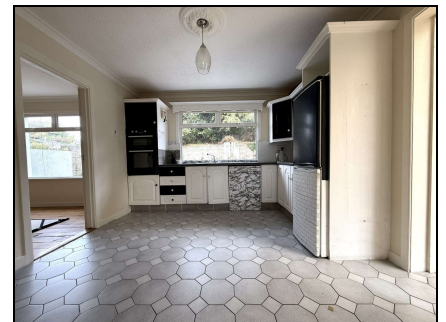
Laminate floor.

Bedroom 4 3.82m (12'6") x 3.13m (10'3")

Built in wardrobe.

Bathroom 2.04m (6'8") x 1.07m (3'6")

Tiled floor, part tiled walls, bath with shower attachment, w/c, whb.



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