

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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M859

No.5279



## 34 Lady's Abbey, Ardfinnan E91 K309

- 3 bedrooms
- Enclosed rear garden with side access
- Oil boiler/oil fired central heating
- Tarmac drive
- Off street parking
- Built 2006

**Guide Price €190,000**



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# 34 Lady's Abbey, Ardfinnan E91 K309

Brought to the market by PF Quirke and Co. is an excellent 3 bedroom, 2 storey, semi-detached residence in Ardfinnan village. The property has been well maintained and is in splendid decorative order throughout. Accommodation includes entrance hall, guest w/c, sitting room, kitchen/diner at ground floor while upstairs are 3 bedrooms and 2 bathrooms. Window are PVC and there is oil fired central heating. The property is ideally situated being adjacent to creche and within walking distance of all services. This is a great opportunity to purchase a good semi-detached home centrally locate. Early inspection recommended.

**Hall 1.16m (3'10") x 2.38m (7'10")**

Teak front door.

**Guest w/c 1.36m (4'6") x 1.46m (4'9")**

Tiled floor, w/c, whb

**Sitting Room 4.67m (15'4") x 3.18m (10'5")**

Carpet, solid fuel fire place, timber mantle and fire surround, metal inset, granite base, over mantle mirror

**Kitchen/Dining Room 4.67m (15'4") x 4.53m (14'10")**

Fitted units at eye and floor level, plumbed for washing machine, spacious hotpress, tiled floor, PVC sliding doors to garden.

**Upstairs Landing 0.08m (3") x 3.14m (10'4")**

Laminate flooring, stairs - carpet.

**Bathroom 1.72m (5'8") x 2.08m (6'10")**

Fully tiled floor to ceiling, bath, w/c, whb

**Bedroom 3.67m (12'0") x 3.17m (10'5")**

Laminate flooring.

**Ensuite 2.52m (8'3") x 1.46m (4'9")**

Electric shower and cubicle, w/c, whb

**Bedroom 3.49m (11'5") x 2.07m (6'9")**

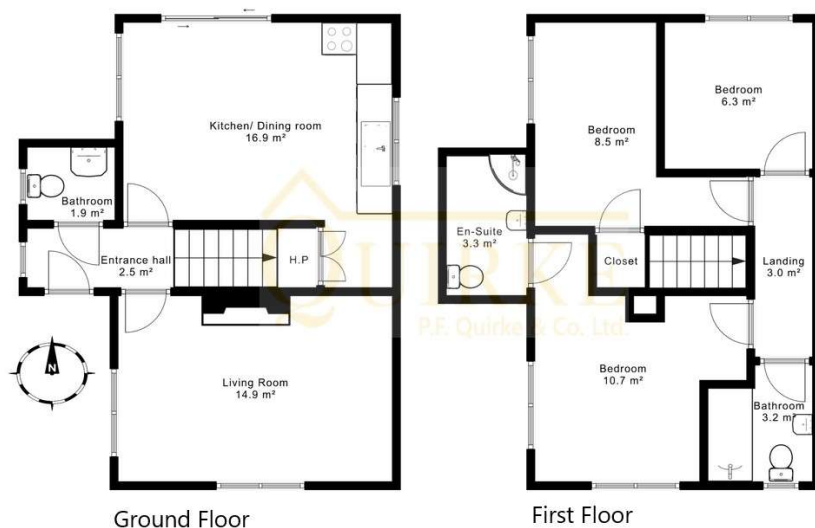
Laminate flooring.

**Connecting Corridor 0.09m (4") x 1.52m (5'0")**

Fitted wardrobe.

**Bedroom 2.52m (8'3") x 2.47m (8'1")**

Laminate flooring.



**Total Floor Area: 73 sqm (786 sqft)**



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