

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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02209

No.5467



## 14 Auburn Square, Clonmel, E91 CF63

- 3 Bed, 2 Bath
- Additional 1 bed self contained Studio Apartment (Yield €250 per week)
- 9 Solar PV Panels, Micro Electric Producer
- Great Location

**Guide Price €320,000**



44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# 14 Auburn Square, Clonmel, E91 CF63

Presented by PF Quirke & Co. Ltd, this outstanding Three/ Four bedroom semi-detached (With separate one bedroom studio apartment) residence is finished to an exceptionally high standard throughout.

Ideally located in the ever-popular Auburn Square, just off the Cashel Road, the property enjoys convenient access to the by-pass, town centre, and surrounding routes.

The accommodation comprises a welcoming porch providing separate access to one bed studio apartment on entering door to main house a large hallway, spacious sitting room, guest W/C, and a bright, open-plan kitchen/dining area. To the rear, there is a beautifully developed patio and garden space all completed to an excellent standard.

Upstairs, the first floor hosts three well-proportioned bedrooms and a modern family bathroom.

Externally a free standing steeltech shed.

This is a truly exceptional home, further enhanced by nine PV solar panels and gas-fired central heating.

Early viewing is highly recommended.

**Porch 1.87m (6'2") x 1.09m (3'7")**

Tiled floor

**Hallway 1.87m (6'2") x 4.44m (14'7")**

Solid wood floor

**Living room 3.99m (13'1") x 4.44m (14'7")**

Solid wood floor, brick fireplace, timber mantle, solid fuel stove

**Kitchen/ Dining room 5.96m (19'7") x 3.27m (10'9")**

Units at eye and floor level

**W/C 0.78m (2'7") x 1.3m (4'3")**

WC, WHB

**Landing 2.44m (8'0") x 2.83m (9'3")**

Carpet, HP

**Bedroom 3.21m (10'6") x 3.2m (10'6")**

TnG floor, built in wardrobes

**Bedroom 2.9m (9'6") x 3.94m (12'11")**

Carpet, built in wardrobe

**Bedroom 2.83m (9'3") x 2.92m (9'7")**

Tng floor, built in storage

**Bathroom 2.52m (8'3") x 2.24m (7'4")**

Tiled floor, tiled walls, shower, WC, WHB

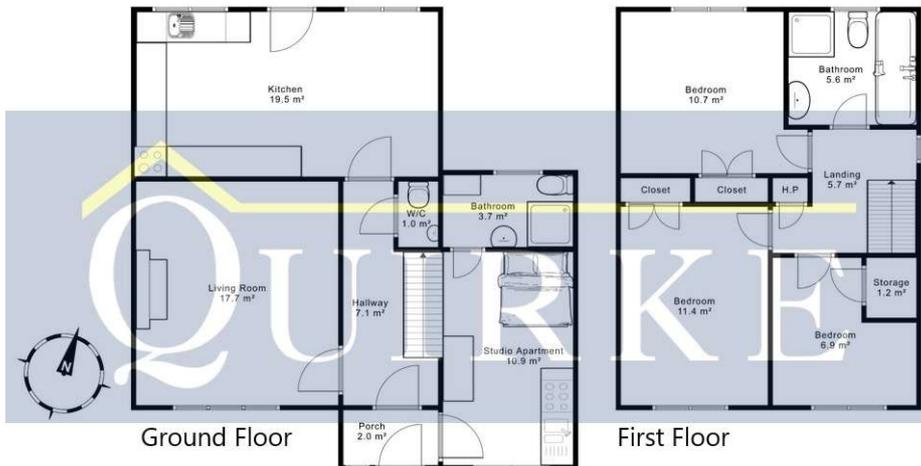
**Studio Apartment 2.57m (8'5") x 4.23m (13'11")**

Solid wood floor, Kitchen units at eye and floor level

**Bathroom 2.57m (8'5") x 1.43m (4'8")**

Shower, WC, WHB

**Total Floor Area: 106 sqm (1141 sqft)**



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