

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

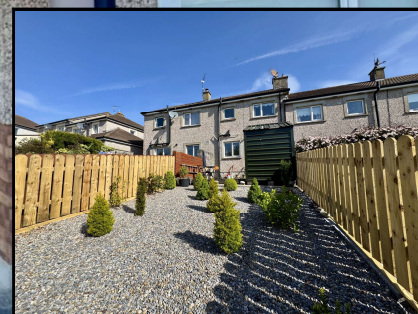
QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



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L424

No.5500



68 Ard Aoibhinn, Clonmel E91 A038

- 2 Bed, 1 Bath
- Turn key condition
- South facing rear garden with views of the Comeragh mountains
- popular residential area

Guide Price €230,000



44 Gladstone Street Clonmel County Tipperary
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68 Ard Aoibhinn, Clonmel E91 A038

No. 68 Ard Aobhinn, Clonmel, brought to the market by P.F. Quirke & Co. Ltd, is an excellent two-bedroom home in a highly convenient location. Situated close to Abbott and Boston Scientific, the property also offers easy access to the N24 and Clonmel town centre.

This mid-terrace, two-storey home comprises an entrance hall and an open-plan kitchen, dining and living area on the ground floor. To the rear, there is a well-looked after, maintenance free, south-facing garden enjoying excellent views of the Comeragh Mountains and an abundance of natural light.

Upstairs, the accommodation includes two bedrooms and a main bathroom.

The property benefits from PVC windows, gas-fired central heating, and a solid fuel stove.

This is an excellent opportunity to acquire a spacious starter home or investment property. Early inspection is highly recommended.

Entrance hall 1.68m (5'6") x 1.3m (4'3")

Kitchen/ Dining Room/ Living Room 4.8m (15'9") x 7.1m (23'4")

Living room:

Carpet, solid fuel stove

Kitchen/ Dining room:

Tile floor, units at eye and floor level

Storage Under Stairs 0.91m (3'0") x 1.7m (5'7")

Landing 2.07m (6'9") x 2.28m (7'6")

Carpet

Bedroom 4.08m (13'5") x 2.96m (9'9")

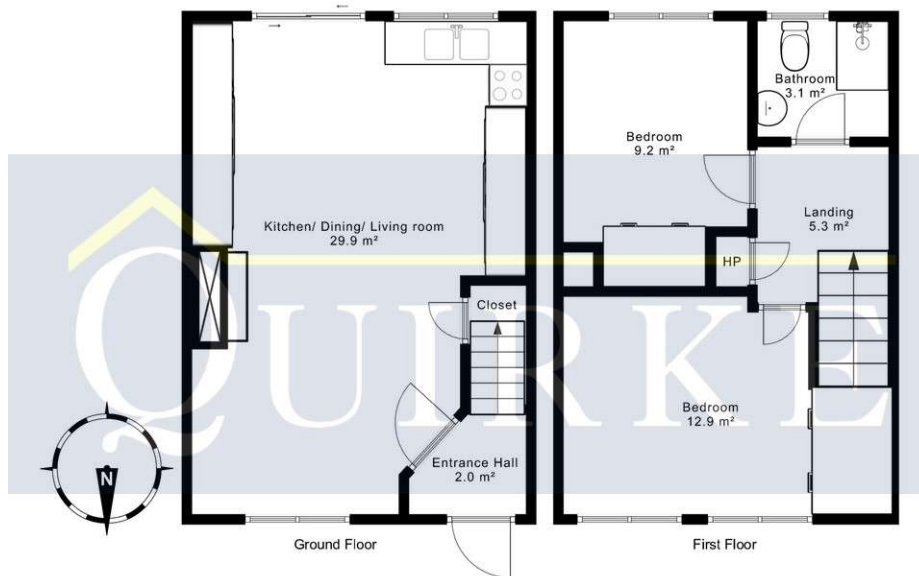
Carpet, Built in wardrobes

Bedroom 2.64m (8'8") x 3.18m (10'5")

Carpet, Built in wardrobes

bathroom 2.05m (6'9") x 1.65m (5'5")

Tiled floor to ceiling, WC, WHB, shower



Total Floor Area: 66 sqm (710 sqft)



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