

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
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No.5252



## 9 Peter Street, Clonmel, E91 WK83

- 3 Bedroom townhouse
- Gas central heating
- Double glazed window
- Enclosed back garden providing great privacy
- Built 1899, town centre location

**Guide Price €200,000**



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# 9 Peter Street, Clonmel, E91 WK83

Brought to the market by PF Quirke and Co. is this excellently presented three bed town house in Clonmel town centre just minutes from shops, schools, and public transport. This elegant three-bedroom townhouse is full of charm and potential, offering a solid foundation for a beautiful family home or lucrative investment. The accommodation comprises entrance hall to living room and kitchen. The second floor consists of a large double bedroom which is currently in use as a second living room and the main bathroom. Finally on the third floor are two bedrooms one of which is en-suite. This is a rare opportunity to acquire such a residence close to the town centre of this quality. Inspection by appointment only arranged through our office. Early viewings are advised

## Entrance Hall 7.4m (24'3") x 1.16m (3'10")

Solid wood floor, back door leading to back yard.

## Living Room 4.25m (13'11") x 4.77m (15'8")

Solid wood floor, open fire place, large window, double doors to kitchen.

## Kitchen 3.84m (12'7") x 3.08m (10'1")

Solid wood floors, units at eye and floor level, gas stove and boiler.

## First floor landing 3.63m (11'11") x 1.97m (6'6")

Carpet.

## Bathroom 3.36m (11'0") x 3.27m (10'9")

Solid wood floor, large shower, built in storage, w/c, whb.

## Sitting Room/Bedroom 4.28m (14'1") x 5.46m (17'11")

Solid wood floors, open fire place.

## Second Floor Landing 3.57m (11'9") x 1.05m (3'5")

Carpet.

## Bedroom 3.78m (12'5") x 3.32m (10'11")

Solid wood floor.

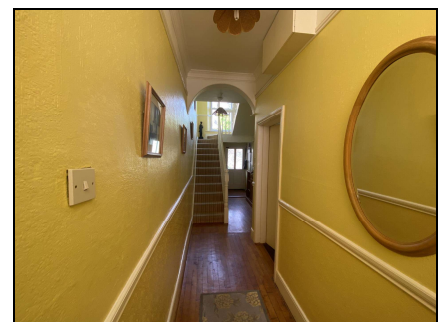
## Master Bedroom 4.29m (14'1") x 5.49m (18'0")

Carpet, built in wardrobe.

## En-suite 1.26m (4'2") x 0.9m (2'11")

Timber floor, whb, w/c.

**Total Floor Area: 148 sqm (1593 sqft)**



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