

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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W456

No.5045



## 34 Brookway, Clonmel, E91 XN23

- 3 Bedrooms
- Gas central heating
- PVC windows
- Ideal location very close to N24
- Ideal starter or family home

**Guide Price €275,000**



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# 34 Brookway, Clonmel, E91 XN23

An excellent three bed home in Brookway, providing immediate access to the N24 and close to numerous shopping outlets such as Tesco, the Showgrounds Shopping Centre etc. The property is well developed and has been maintained to a high standard with laminate flooring throughout, good decor etc. There is a cobble lock drive to the front and a large sun room and low maintenance garden facing southwards to the rear. The accommodation includes an Entrance hall, Living room with double doors to Kitchen/Dining room and garden to the rear. Off the kitchen is a Sun Room room and upstairs there are three Bedrooms and two Bathrooms. There is also a floored attic with velux window and Stira access. The property has PVC windows and gas central heating with a new boiler insulated in the last 6 months. Early inspection is advised.

**Entrance Hall 1.67m (5'6") x 1.91m (6'3")**  
Tiled floor.

**Living Room 3.86m (12'8") x 5.77m (18'11")**  
Bay window, laminate flooring, electric inset stove, storage cupboard, double door into kitchen/dining.

**Kitchen/Dining 4.88m (16'0") x 3.29m (10'10")**  
Laminate and tiled floor, units at eye and floor level, integrated hob and oven.

**Sun Room 3.55m (11'8") x 2.55m (8'4")**  
Laminate flooring, sliding door leading to the back garden.

**First Floor Landing 3.1m (10'2") x 0.88m (2'11")**  
Carpet.

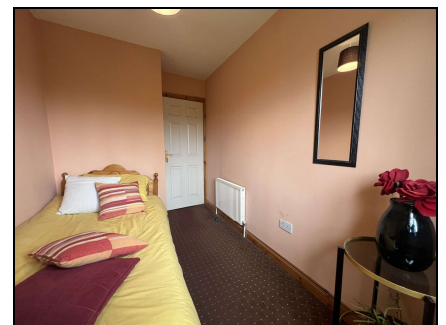
**Bedroom 1 2.83m (9'3") x 2.05m (6'9")**  
Carpet, built in wardrobe.

**Bedroom 2 3.47m (11'5") x 2.71m (8'11")**  
Carpet, built in wardrobes.

**Bathroom 1.66m (5'5") x 1.96m (6'5")**  
Tiled floor, tiled wall splashback, mains shower, bath, w/c, whb.

**Master Bedroom 3.09m (10'2") x 3.76m (12'4")**  
Carpet, built in wardrobe.

**En-suite 2m (6'7") x 1.52m (5'0")**  
W.C. whb, shower, tiled floor



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