

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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F456

No.5051



## 26 Cascade Park, Clonmel, E91 H240

- 3 Bedrooms
- Close to Town Centre
- Oil fired central heating
- Secure rear garden
- Off street parking

**Guide Price €180,000**



44 Gladstone Street Clonmel County Tipperary  
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# 26 Cascade Park, Clonmel, E91 H240

Presented by PF Quirke and Co, this charming three bedroom semi-detached home is located in a sought-after residential area, just a short stroll from Clonmel town centre. The property features teak double glazing and gas fired central heating. The ground floor includes an entrance porch, an open plan sitting room with a gas fireplace, and a spacious kitchen/diner. Additional highlights include a storage area under the stairs and a secure south-facing rear garden. On the first floor, you'll find three bedrooms and a bathroom. This is an ideal starter home, and we recommend scheduling an early viewing.

**Porch 1.69m (5'7") x 1.12m (3'8")**  
Tile floor, Teak front door

**Living room 5.37m (17'7") x 3.92m (12'10")**  
Laminate floor, Gas fire, Timber mantle

**Kitchen/ Dining room 5.36m (17'7") x 3.93m (12'11")**  
Tile floor, Units at eye and floor level

**Upstairs landing 3.56m (11'8") x 1.17m (3'10")**

**Bedroom 2m (6'7") x 2.27m (7'5")**

**Bedroom 3.17m (10'5") x 2.98m (9'9")**  
Built-in-wardrobe

**Bedroom 2.67m (8'9") x 3.59m (11'9")**  
Built-in-wardrobe

**Bathroom 2.7m (8'10") x 2.78m (9'1")**  
Fully tiled, floor to ceiling, WHB, WC, Bath, separate Shower

**Total Floor Area: 79 sqm (850 sqft)**



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