

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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L409

No.4327



30 Brook Drive, Kilsheelan, E91 V8W2

- 3 Bed semi in popular location
- Double glazed PVC
- Oil fired heating
- Off street parking

Guide Price €185,000



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



30 Brook Drive, Kilsheelan, E91 V8W2

Brought to the market by PF Quirke & Co Ltd is this semi-detached three bedroom home in excellent condition throughout. Situate in Kilsheelan village which is convenient to Clonmel and Carrick-on-Suir. The property has the benefit of oil fired C/H, off street parking, spacious enclosed back garden & double glazed PVC. Accommodation includes: Entrance hall, Kitchen/diner, living room and guest W/C at ground floor with bathroom & three bedrooms (one being en-suite) at first floor. Early inspection recommended.

Entrance Hall 4.93m (16'2") x 1.72m (5'8")
with tile floor

Living Room 4.96m (16'3") x 3.32m (10'11")
with hardwood floor, open fire

Kitchen/Diner 5.24m (17'2") x 3.69m (12'1")
with tile floor, solid fitted units at eye and floor level, plumbed for washing machine, integrated cooker, integrated fridge/freezer and dishwasher, access to rear of property

Upstairs Landing 2.66m (8'9") x 2.35m (7'9")

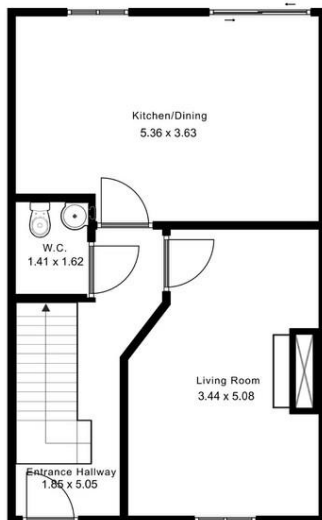
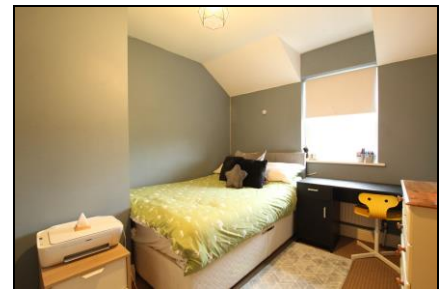
Bathroom 3m (9'10") x 1.9m (6'3")
fully tiled floor to ceiling, wc, whb, bath/shower

Bedroom 1 3.7m (12'2") x 3.14m (10'4")
with double door fitted wardrobe and vanity

En-Suite 2.56m (8'5") x 0.94m (3'1")
fully tiled floor to ceiling, wc, whb, electric shower

Bedroom 2 3.56m (11'8") x 2.76m (9'1")
with double door fitted wardrobe

Bedroom 3 2.57m (8'5") x 2.28m (7'6")
with integrated storage



Ground Floor



1st Floor



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