

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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M869

No.5471



3 Cooleens Close, Cashel Rd, Clonmel, E91 EV65

- 3 Bedrooms, 1 bathroom
- Gas fired central heating
- PVC double glazed windows
- Side access to garden with front lawn
- Close to town centre and by-pass

Guide Price €215,000

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



3 Cooleens Close, Cashel Rd, Clonmel, E91 EV65

Brought to the market by PF Quirke & Co is an outstanding opportunity to acquire a charming semi-detached bungalow, superbly positioned in a mature and highly sought-after residential area on the Cashel Road, close to the Dr Pat O'Callaghan Sports Complex.

Presented in excellent condition throughout, this well-maintained home offers bright, comfortable living spaces ideal for a variety of purchasers. The accommodation comprises an inviting entrance hall, a cosy sitting room, a spacious kitchen/dining area, three well-proportioned bedrooms, and a family bathroom.

Further benefits include PVC double-glazed windows, off-street parking and gas-fired central heating, ensuring year-round comfort and efficiency. The back garden is private and has 2 large sheds for extra storage convenience.

Conveniently located within walking distance of Clonmel town centre and a host of local amenities, this property combines peaceful suburban living with exceptional accessibility. Early viewing is highly recommended.

Entrance Hall 3.1m (10'2") x 0.9m (2'11")

Solid wood flooring.

Living Room 4.06m (13'4") x 4.03m (13'3")

Laminate wood flooring, solid fuel stanley stove, marble fireplace.

Kitchen/Dining Room 3.3m (10'10") x 2.76m (9'1")

Storage units at eye and floor level, tiled floor, tiled splashback, electric oven, back door leading to rear garden.

Bathroom 1.69m (5'7") x 2.76m (9'1")

Tiled floor, storage unit, whb, w/c, electric shower.

Bedroom 1 3.2m (10'6") x 4.07m (13'4")

Laminate wood floor.

Bedroom 2 3.42m (11'3") x 2.19m (7'2")

Laminate wood flooring.

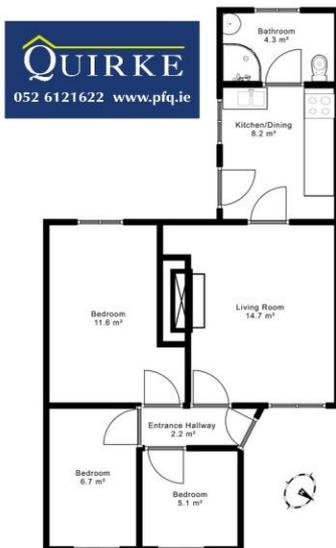
Bedroom 3 2.4m (7'10") x 2.52m (8'3")

Laminate wood flooring.

Shed 4.95m (16'3") x 2.16m (7'1")

Shed 2 4.55m (14'11") x 3.19m (10'6")

Plumbed for washer and dryer.



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