

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



T: 052 - 6121622  
F: 052 - 6122601  
W: pfq.ie  
E: info@pfq.ie  
T: @clonmelproperty

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No.4156



## 2 Grattan Place, Clonmel, E91 D329

- 4 bed residence
- Dual heating solid fuel & gas
- Enclosed yard
- Good size garden
- Convenient location

**Guide Price €180,000**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
<https://www.pfq.ie/> PSRA Lic No: 001721



# 2 Grattan Place, Clonmel, E91 D329

Brought to the market by P.F. Quirke & Co. is a most attractive four bed two storey terrace townhouse conveniently locate with good size rear garden with rear access. The house is just off Queen Street/Western Road in a popular town centre location within walking distance of all services. The accommodation consists of Hall, Sitting room, Kitchen/Diner at ground floor while there are three Bedrooms and Bathroom at first floor and main Bedroom and En-suite at top floor. The outoffices comprise outside wc and washroom. Enclosed yard with good size mature garden with rear access. The property has the benefit of dual heating both solid fuel and gas. This is an excellent property well maintained and early inspection is recommended.

## **Entrance Hall 1.05m (3'5") x 3.01m (9'11")**

fitted cloakpress, spiral stairs leading to 1st floor

## **Sitting Room 3.06m (10'0") x 3.06m (10'0")**

with fitted gas fire, fitted bookshelves, panel glass double doors leading into...

## **Kitchen/Diner 3m (9'10") x 5.02m (16'6")**

fitted kitchen units at eye and floor level, fitted solid fuel stove, hotpress

## **1<sup>st</sup> Floor**

### **Bathroom 2m (6'7") x 2.02m (6'8")**

comprising bath, wc, vanity unit

### **Bedroom 2.02m (6'8") x 3.05m (10'0")**

### **Bedroom 2.01m (6'7") x 4.04m (13'3")**

### **Bedroom 3.01m (9'11") x 3.03m (9'11")**

fitted wardrobe

### **Corridor 0.8m (2'7") x 3.09m (10'2")**

Spiral stairs to top floor

## **Top Floor**

### **Bedroom 4m (13'1") x 6.08m (19'11")**

2 velux windows to the front, 1 velux to the rear, south west facing affording excellent light

### **En-Suite 2.01m (6'7") x 1.03m (3'5")**

comprising electric shower and cubicle, wc, whb, walk-in wardrobe

