

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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G284

No.4488



## 50 Ard Aoibhinn, Clonmel, E91 PN84

- 4 bed semi
- PVC windows, Gas heating
- Large walled back garden
- Side access
- Good condition throughout

**Guide Price €245,000**



44 Gladstone Street Clonmel County Tipperary  
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# 50 Ard Aoibhinn, Clonmel, E91 PN84

Brought to the market by P. F. Quirke & Co is an excellent 4 Bed semi-detached residence in a popular residential area of Clonmel, just off the N24 and close to Abbott and Boston Scientific. The property has been well maintained and has PVC windows and Gas Fired Central Heating.

Accommodation includes;

Ground Floor; Entrance Porch, Hallway, Sittingroom, Kitchen/Diner, Utility, Playroom/Bed 4,  
First Floor: 3 Bedrooms, 2 Bathrooms.

Large enclosed garden with side access. Early inspection invited.

## **Entrance Porch 2.96m (9'9") x 1.12m (3'8")**

Teak front door and side panels, panelled glass inner door leading to hallway.

## **Hallway 1.87m (6'2") x 5.02m (16'6")**

Tiled floor, pine staircase, covered radiator.

## **Sitting Room 4m (13'1") x 4.47m (14'8")**

With bay window, laminate flooring, attractive fireplace with granite base, recessed lights.

## **Kitchen/Diner 3.38m (11'1") x 5.96m (19'7")**

Tiled floor, fitted units at eye and floor level, integrated electric oven, gas hob, stainless steel extractor hood, fridge freezer, hotpress, PVC double doors leading to patio area and garden.

## **Playroom/Bedroom 4 2.97m (9'9") x 4.06m (13'4")**

Laminate flooring.

## **Utility 2.97m (9'9") x 1.77m (5'10")**

Gas boiler, plumbed for washing machine.

## **Bathroom 1.09m (3'7") x 2.08m (6'10")**

Bath, electric shower, w/c, whb, bath area tiled.

## **Bedroom 1 3.79m (12'5") x 3.47m (11'3'5")**

Fitted wardrobes, T&G timber flooring.

## **En-suite 0.82m (2'8") x 2.26m (7'5")**

Electric shower, w/c, whb.

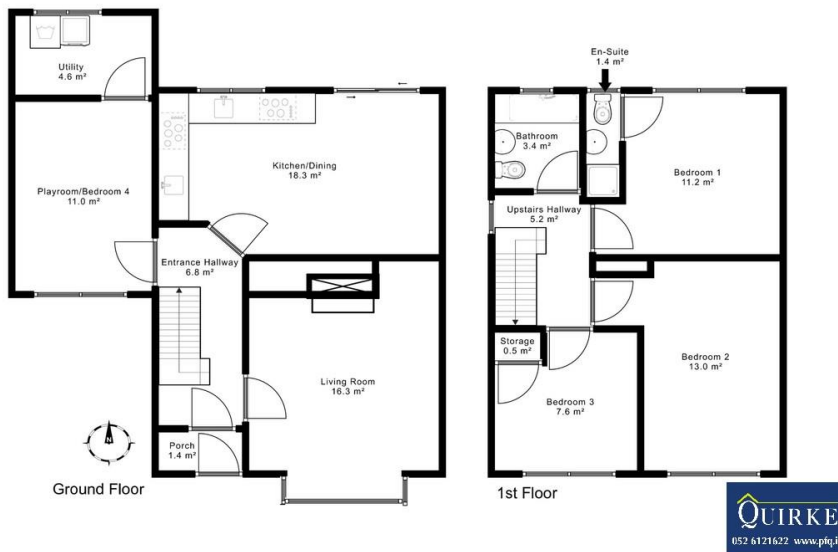
## **Bedroom 2 3.78m (12'5") x 4m (13'1")**

T & G timber flooring and fitted wardrobes.

## **Bedroom 3 2.93m (9'7") x 2.08m (6'10")**

T & G timber flooring and fitted wardrobes.

## **Garden shed**



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