

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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MC376

No.5204



## 8 Ard Aoibhinn, Clonmel, E91 K850

- 4 Bedrooms
- PVC Windows
- Gas fired central heating

**Guide Price €240,000**

44 Gladstone Street Clonmel County Tipperary  
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# 8 Ard Aoibhinn, Clonmel, E91 K850

Brought to the market by PF Quirke & Co Ltd is an excellent 4 bedroom, semi-detached residence conveniently located close to Abbot, Boston Scientific and within easy reach of the town centre. The property offers good accommodation as follows: ground floor - porch, hallway, sitting room, kitchen/diner, utility, bedroom. First floor: 3 bedrooms, 2 bathrooms. PVC windows and gas fired central heating throughout. This is an ideal opportunity to purchase 4 bedroom family home in a convenient location with off street parking..

## Porch 1.82m (6'0") x 1.44m (4'9")

Teak front door, tiled floor, teak panelled glass inner door leading to hallway.

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

Tiled floor, pine staircase.

## Sitting Room 4.46m (14'8") x 3.93m (12'11")

Teak and marble fireplace, fitted gas fire, regency door to kitchen/dining room.

## Kitchen/Dining Room 5.98m (19'7") x 3.37m (11'1")

Fitted units at eye and floor level, integrated electric cooker, dishwasher, fridge/freezer, water softener, tiled floor, double glazed sliding doors to garden, gas boiler.

## Utility 3.04m (10'0") x 1.14m (3'9")

Plumbed for washing machine, fitted shelving.

## Bedroom1 2.97m (9'9") x 4.64m (15'3")

Fitted wardrobes, carpet.

## Landing 2.09m (6'10") x 2.97m (9'9")

Spacious hot press.

## Bathroom 2.01m (6'7") x 1.09m (3'7")

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

## Bedroom 2 3.77m (12'4") x 2.49m (8'2")

Fitted wardrobes, T&G timber flooring.

## Bedroom 3 (Master) 3.29m (10'10") x 3.97m (13'0")

Fitted wardrobes, T&G timber floor.

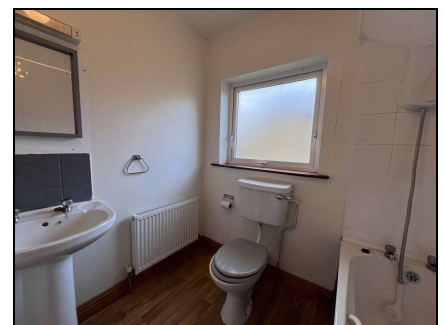
## Ensuite 2.71m (8'11") x 0.81m (2'8")

Electric shower (tiled), whb, mirror, extractor fan, shaving light.

## Bedroom 4 2.88m (9'5") x 2.58m (8'6")

Fitted wardrobes, T&G timber flooring.

Total Floor Area: 107 sqm (1152 sqft)



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