

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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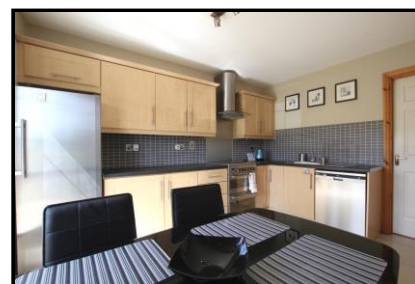
No.4101



4 Crann Ard, Fethard Rd, E91 T2P4

- 4 Bed, 2 Reception room, 3 Baths
- Gas Fired zoned heating
- Excellent finish throughout
- Furniture and white goods included
- 2 designated parking spaces

Guide Price €220,000



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



4 Crann Ard, Fethard Rd, E91 T2P4

Brought to the market by P F Quirke & Co Ltd is a beautiful 4-bed, 3-bath, 2-reception room property in the popular location of Crann Ard. The property has a number of upgrades including a marble fireplace, fitted wardrobes & high quality kitchen. The location provides easy access to the town and By-Pass, with designated off-street parking for 2 vehicles.

Accommodation includes:

Ground Floor: Entrance Hall, Sitting Room, Kitchen, Utility and Guest WC.

First Floor: Living room, Main Bedroom and en-suite bathroom.

Second Floor: 3 bedrooms and bathroom.

The property has DG PVC windows and Gas heating.

This is a great opportunity to purchase a large home in a good location.

Entrance Hall 2.63m (8'8") x 1.66m (5'5")

with tile floor, fanlight front door

Sitting Room 5.71m (18'9") x 2.79m (9'2")

with timber floor, gas fire with marble fireplace, access through double doors to decking area

Kitchen/Diner 3.59m (11'9") x 3.12m (10'3")

tile floor, fitted units at eye and floor level, tile splashback to sink area with stainless steel splashback to cooker, LG steam dishwasher, Kenwood electric oven with induction hob

Utility 2.09m (6'10") x 1.56m (5'1")

with tile floor, spot lighting, fitted units at eye level including counter top, Zanussi Jet system washing machine, freezer and Tricity Bendix fridge/freezer

Guest Wc 1.56m (5'1") x 0.85m (2'9")

with wc, whb, fitted mirror/storage press

1st floor landing 1.88m (6'2") x 1.15m (3'9")

Bedroom 1 5.71m (18'9") x 2.79m (9'2")

with dual aspect windows

En-Suite 1.88m (6'2") x 1.72m (5'8")

wc, whb and corner electric shower, spot lighting

Living Room 5.72m (18'9") x 2.92m (9'7")

with timber floor, electric insert fire, dual aspect windows

2nd Floor landing 3m (9'10") x 1.22m (4'0")

Bedroom 2 5.68m (18'8") x 2.82m (9'3")

with laminate flooring, dual aspect windows, 3 door fitted wardrobe

Bathroom 2.04m (6'8") x 1.85m (6'1")

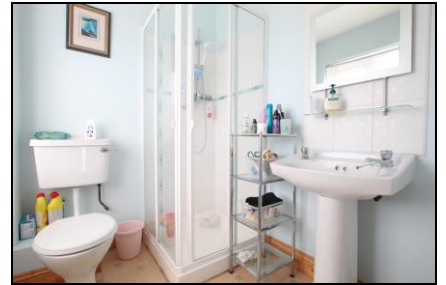
with wc, whb, bath/mixer shower, spot lighting

Bedroom 3 3.03m (9'11") x 2.23m (7'4")

built-in double wardrobe

Study/Bedroom 4 2.94m (9'8") x 1.89m (6'2")

with double door fitted wardrobe



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