

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
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G289

No.4991



## 24 Griffith Avenue, Clonmel, E91 RF97

- 3 Bedrooms
- Open-plan Kitchen/Diner
- PVC windows
- Gas Heating
- Excellent location

**Guide Price €210,000**

44 Gladstone Street Clonmel County Tipperary  
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# 24 Griffith Avenue, Clonmel, E91 RF97

Brought to the market by P.F. Quirke & Co. Ltd is this three bedroom end house on Griffith Avenue, a very popular residential location. The property provides easy access to the bypass and the town centre. It is south facing, with a large garden to the rear with side access. The property has PVC windows and gas heating (new boiler fitted in 2021). Accommodation includes an Entrance hall, Living room, Kitchen/Dining room, Bathroom and three Bedrooms. There is a large patio and garden shed to the rear. This is a rare opportunity to purchase a good residence in a well-liked area. We recommend early inspection.

**Entrance Hall 4.19m (13'9") x 1.87m (6'2")**  
Tile floor, built-in storage under stairs.

**Living Room 3.02m (9'11") x 4.23m (13'11")**  
Laminate, open fireplace, built-in storage

**Kitchen/Dining Room 3.33m (10'11") x 6.09m (20'0")**  
Tile floor, built-in storage, washing machine, electric oven, units at eye & floor level, French doors leading to rear garden and patio

**Upstairs Landing 2.95m (9'8") x 2.78m (9'1")**  
Carpet floor, stira stairs to floored attic (great for storage).

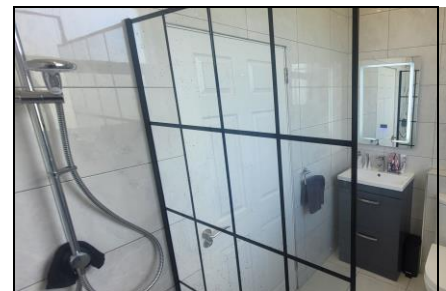
**Bathroom 2.54m (8'4") x 1.58m (5'2")**  
( recently renovated) fully tiled floor to ceiling, shower, whb, wc.

**Bedroom 1 2.52m (8'3") x 3.07m (10'1")**  
Carpet, built-in wardrobe

**Bedroom 2 (Main) 2.99m (9'10") x 3.67m (12'0")**  
Carpet, built-in wardrobe, fireplace

**Bedroom 3 3.54m (11'7") x 3.26m (10'8")**  
Carpet, built-in wardrobe, fireplace

**Garden Shed 1.52m (5'0") x 5.3m (17'5")**



Total Floor Area: 83 sqm (893 sqft)



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