

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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

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M604

No.5445



## 10 Shamrock Hill, Clonmel E91 RR72

- 3 Bedrooms
- Oil heating
- Close to Town Centre
- Off Street Parking
- Private gardens with side access

**Guide Price €230,000**

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# 10 Shamrock Hill, Clonmel E91 RR72

Brought to the market by PF Quirke & Co Ltd. is this great opportunity to purchase a 3 bedroom semi with large garden to the rear. The location is excellent being close to the town centre and N24. The house itself has good accommodation including an entrance porch, entrance hall, living room with open fire, dining room, kitchen with fitted units and utility room at ground floor, while upstairs are a bathroom, separate toilet and 3 well proportioned bedrooms. The gardens are very private and the rear has access from the front. The property has double glazed PVC windows, off street parking and oil central heating. The property is South facing and has excellent views towards the Comeraghs. These houses are very popular and with good reason. Early inspection advised.

**Entrance Hall 2.31m (7'7") x 2m (6'7")**

**Living Room 3.05m (10'0") x 5.15m (16'11")**  
Open fire place.

**Dining Room 3.53m (11'7") x 2.9m (9'6")**

**Kitchen 3.05m (10'0") x 4.18m (13'9")**

**Guest w/c**

**Back Hall/Utility 1.13m (3'8") x 1.95m (6'5")**

**Upstairs Landing 2.06m (6'9") x 3.72m (12'2")**

**Bathroom 1.95m (6'5") x 1.76m (5'9")**

**Bedroom 1 2.99m (9'10") x 3.48m (11'5")**

**Bedroom 2 3.05m (10'0") x 4.09m (13'5")**

**Bedroom 3 3.59m (11'9") x 2.29m (7'6")**



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