44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.5424

3 Mount Carmel, Ardfinnan, E91 R239

- 2 Bed, 1 Bath
- Close to Cahir & M8 Motorway
- large rear garden
- Double Glazed PvC Windows, Oil fired Central Heating

Guide Price €175,000

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3 Mount Carmel, Ardfinnan, E91 R239

PF Quirke & Co. are delighted to present this superb two-bedroom mid-terrace home in the heart of Ardfinnan.
Perfectly positioned just 15 minutes from Clonmel and only 10 minutes to Cahir and the M8 motorway, this property offers the ideal balance of village charm and commuter convenience.
Set in a mature residential area with immediate access to local amenities, the home enjoys an elevated position with breathtaking rear views over the River Suir, Ardfinnan Bridge and historic Ardfinnan Castle — a truly special backdrop.
The accommodation comprises an entrance hall, bright sitting room with open fireplace, kitchen, dining room, bathroom and two spacious bedrooms.
Presented in excellent condition throughout, the property benefits from double-glazed windows, oil-fired central heating and a security alarm system.
To the rear, a private garden with valuable laneway access — a rare and highly sought-after feature.
An ideal starter home, downsizer or investment opportunity in a prime village location.

Porch 2.08m (6'10") x 1.22m (4'0")

Dining Room 2.68m (8'10") x 3.21m (10'6")
Laminate floor,

Kitchen 1.45m (4'9") x 3.86m (12'8")
Laminate floor, Units at eye and floor level.

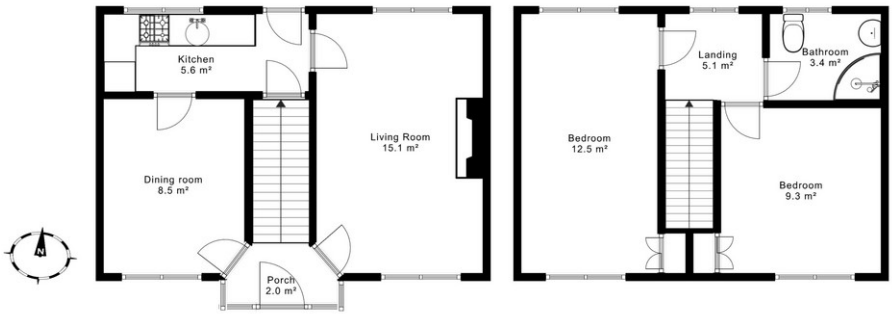
Living room 3.13m (10'3") x 4.87m (16'0")
Lino floor

Landing 1.89m (6'2") x 1.62m (5'4")
Laminate floor

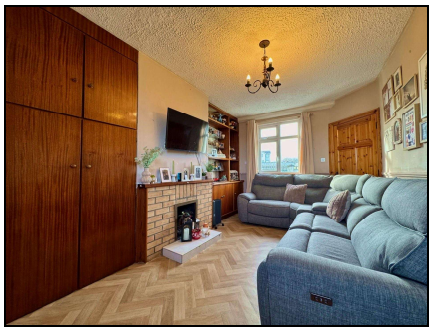
Bathroom 2.09m (6'10") x 1.59m (5'3")
Tiled floor & Walls, WC, WHB, Corner shower

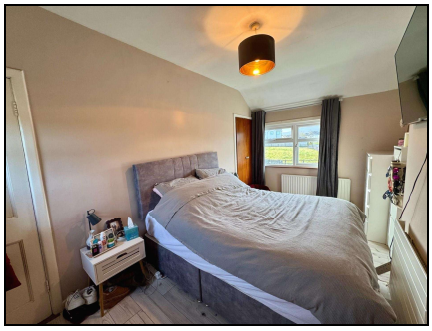
Bedroom 4.86m (15'11") x 2.68m (8'10")
Laminate floor, built in storage

Bedroom 3.23m (10'7") x 3.17m (10'5")
Laminate floor, Built in storage



Ground Floor First Floor





Total Floor Area: 62 sqm (667 sqft)

BER E2

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