

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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02201

No.5294



7 The Chase, Clonmel E91 W883

- 3 Bedroom, 2 reception room home
- Excellent location, close to N24 and town centre
- Gardens front and rear
- PVC Windows
- Gas Fired Central Heating

Guide Price €340,000



44 Gladstone Street Clonmel County Tipperary
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7 The Chase, Clonmel E91 W883

Brought to the market by PF Quirke and Co. is an excellent 2 storey detached residence in a sought after location with easy access to N24 and Clonmel town centre. Adjacent to Tesco, Chadwicks and the Powerstown Retail Centre.

Ground floor accommodation includes entrance hall, guest w/c, sitting room, kitchen/ diner with access to patio area to rear, utility, study/ bedroom 4.

Upstairs are three further bedrooms and 2 bathrooms.

This well-located home has Gas fired central heating and PVC Windows, gardens front and rear with mature boundaries.

This is a popular estate and we recommend early viewing.

Entrance Hall 5.19m (17'0") x 1.08m (3'7")

Teak front door

Guest WC 1.75m (5'9") x 0.79m (2'7")

wc, whb

Sitting Room 3.05m (10'0") x 5.16m (16'11")

Bay window (5.93m into bay) Gas fire with timber mantle and surround, granite hearth, French doors

Kitchen/ Diner 3.54m (11'7") x 5.06m (16'7")

Fitted units at eye and floor level, Plumbed for dish washer

Utility room 2.58m (8'6") x 3.1m (10'2")

Units at eye and floor level, Lino floor

Study/ Bedroom 4 2.59m (8'6") x 5.08m (16'8")

Laminate floor

Upstairs Landing 3.03m (9'11") x 2.04m (6'8")

Spacious Hotpress

Bedroom 1 3.31m (10'10") x 4.73m (15'6")

Fitted wardrobe

En-Suite 1.64m (5'5") x 1.73m (5'8")

Shower, wc, whb, part-tiled

Bedroom 2 3.02m (9'11") x 3.46m (11'4")

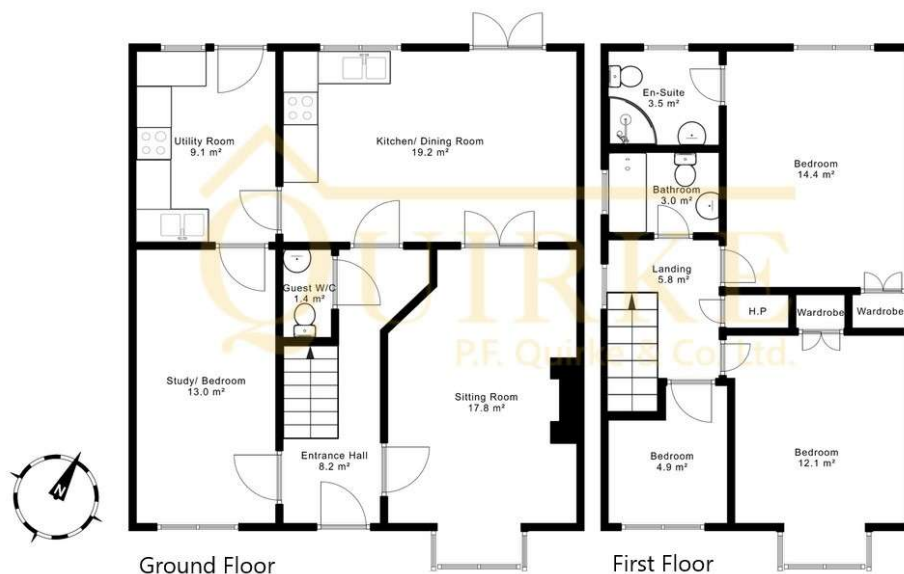
Bay window (4.18m into bay) Fitted wardrobe

Bedroom 3 2.33m (7'8") x 2.42m (7'11")

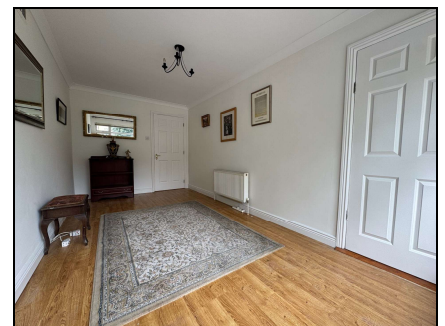
Fitted wardrobe

Bathroom 1.78m (5'10") x 2.04m (6'8")

Bath with shower overhead, wc, whb. Part-tiled



Total Floor Area: 106 sqm (1141 sqft)



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