

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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S467

No.5441



## 17 Fr. Matthew Terrace, Clonmel, E91 HR44

- Sought After Residential Area
- Close to Town Centre & Showgrounds SC
- Gas Central Heating
- Private rear garden with side access
- Built 1950

**Guide Price €240,000**



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# 17 Fr. Matthew Terrace, Clonmel, E91 HR44

P F Quirke & Co are delighted to present this charming three-bedroom semi-detached bungalow, ideally positioned in one of the town's sought-after residential locations.

The property boasts a generous South-West facing rear garden with convenient side access — a private and mature outdoor space perfect for relaxing or entertaining. Accommodation comprises (67.83sqm/730sqft) an inviting hallway, a bright living room, kitchen/dining area, back hall/utility space, a main bathroom, and three bedrooms. Ideally located within walking distance of the town centre and the Showgrounds Shopping Centre, this home offers exceptional convenience. The property benefits from gas-fired central heating and double glazed windows.

Set in a prime location with easy access to the town centre and the by-pass, this home provides comfortable living with excellent potential for further enhancement. Ideal starter home or downsizer. Early inspection is highly recommended.

**Entrance Hall 1.86m (6'1") x 2.04m (6'8")**  
wood floor

**Bedroom 1 3.56m (11'8") x 2.05m (6'9")**  
wood floor

**Bedroom 2 3.58m (11'9") x 3.08m (10'1")**  
wood floor, built-in wardrobe

**Bedroom 3 2.79m (9'2") x 2.04m (6'8")**  
Wood floor

**Living Room 3.01m (9'11") x 4.98m (16'4")**  
wood floor, Boru solid fuel stove, gas boiler with timber mantelpiece, hotpress and built-in storage

**Back Hall/Utility 2.52m (8'3") x 1.69m (5'7")**  
tile floor, built-in storage

**Main Bathroom 2.03m (6'8") x 1.63m (5'4")**  
tile floor, tiled walls, whb, wc, electric Triton T90 shower

**Kitchen/Dining 3.27m (10'9") x 3.47m (11'5")**  
units at eye and floor level, sink, tile floor, tile splashback,



Total Floor Area: 67.83 sqm (730 sqft)



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