

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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M853

No.5069



## 3 Crann Ard, Clonmel, E91 Y9Y5

- 4 bed, semi-detached
- Gas fired central heating
- 2 parking spaces
- South facing, good location
- Ideal family home/investment

**Guide Price €235,000**



44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# 3 Crann Ard, Clonmel, E91 Y9Y5

Brought to the market by P F Quirke & Co Ltd is a beautiful 4-bed, 2-bath, 2-reception room semi-detached property in the popular location of Crann Ard. The location provides easy access to the town and By-Pass, with designated off-street parking for 2 vehicles.

Accommodation includes:

Ground Floor: Entrance Hall, Sitting Room, Kitchen, Utility and Guest WC.

First Floor: Sitting room, Main Bedroom and en-suite bathroom.

Second Floor: 3 bedrooms, hotpress and bathroom.

The property has double glazed PVC windows and Gas heating. There is a good sized garden to the rear with patio area and side access.

This is a great opportunity to purchase a large home in a good location.

## Entrance Hall 1.8m (5'11") x 2.9m (9'6")

Tile floor.

## Living Room 2.91m (9'7") x 5.51m (18'1")

Laminate floor, electric insert fireplace with open fireplace behind and french doors leading to patio,

## Kitchen/Dining 3.24m (10'8") x 3.72m (12'2")

Tile floor, tile splashback, electric oven and hob, units at eye and floor level.

## Guest W.C. 0.96m (3'2") x 1.49m (4'11")

Tile floor, whb & w.c.

## 1st floor landing 1.99m (6'6") x 3.57m (11'9")

Carpet floor.

## Bedroom 1 2.82m (9'3") x 5.51m (18'1")

Carpet floor, built-in wardrobe, en-suite.

## En-Suite 1.73m (5'8") x 1.63m (5'4")

Tile floor, electric shower, w.c. and whb,

## Sitting Room 3.24m (10'8") x 5.51m (18'1")

Carpet floor, Electric insert fireplace.

## 2nd floor landing 3.13m (10'3") x 3.42m (11'3")

Carpet floor, hotpress.

## Bedroom 2 2.94m (9'8") x 5.5m (18'1")

Carpet floor.

## Bathroom 2.17m (7'1") x 1.8m (5'11")

Tile floor & walls, bath with shower, whb and w.c.

## Bedroom 3 2.13m (7'0") x 3.42m (11'3")

Carpet floor, built-in wardrobe.

## Bedroom 4 3.27m (10'9") x 2m (6'7")

Carpet floor.



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