

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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R486

No.5297



## 55 Ard Aoibhinn, Clonmel E91 H016

- 3 Bed, 2 Bath
- Gas fired central heating, PVC Windows
- Enclosed Garden with side access & Garden Shed
- South facing rear garden
- Off street parking

**Guide Price €240,000**



44 Gladstone Street Clonmel County Tipperary  
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# 55 Ard Aoibhinn, Clonmel E91 H016

Brought to the market by P F Quirke & Co Ltd, this excellent three-bedroom, two-storey semi-detached residence is presented in very good condition throughout. The property benefits from side access, a generously sized private rear garden, and off-street parking to the front. The well-designed accommodation comprises an entrance porch and welcoming hallway, a bright and spacious living room, a double bedroom, and a well laid out kitchen/dining area with sliding doors opening out to a patio area and garden. A guest WC completes the ground floor layout.

Upstairs, there are two well-proportioned bedrooms, including a primary bedroom with ensuite, along with a family bathroom.

Externally, the property features a fully enclosed south facing rear garden with convenient side access and a garden shed, providing excellent outdoor space for relaxation or entertaining. To the front, there is private off-street parking.

Ideally located just off the bypass road, the property enjoys a highly convenient setting within easy reach of the town centre and a wide range of local amenities. Additional features include PVC double glazed windows and gas-fired central heating. Please contact us today to book a viewing.

## Entrance Porch 2.02m (6'8") x 1.29m (4'3")

Teak front door/ double glazed side panels/ inner door, tiled floor

## Hallway 1.84m (6'0") x 4.59m (15'1")

Laminate floor, pine staircase, under stairs storage

## Kitchen, Dining Area 2.98m (9'9") x 5.2m (17'1")

Fitted kitchen units at eye and floor level, electric over/hob, fitted dishwasher, double glazed sliding doors to patio

## Sitting room 4.96m (16'3") x 3.47m (11'5")

Solid fuel fireplace, laminate floor

## Guest W/C 2.98m (9'9") x 1.07m (3'6")

W/C, W.H.B, tiled floor

## Bedroom 3.27m (10'9") x 2.99m (9'10")

Fitted wardrobe, carpet

## Landing 1.4m (4'7") x 2.85m (9'4")

Hotpress, velux window, carpet

## Bedroom 3.03m (9'11") x 5.37m (17'7")

TnG timber floor, fitted wardrobes

## En-Suite 1.47m (4'10") x 1.87m (6'2")

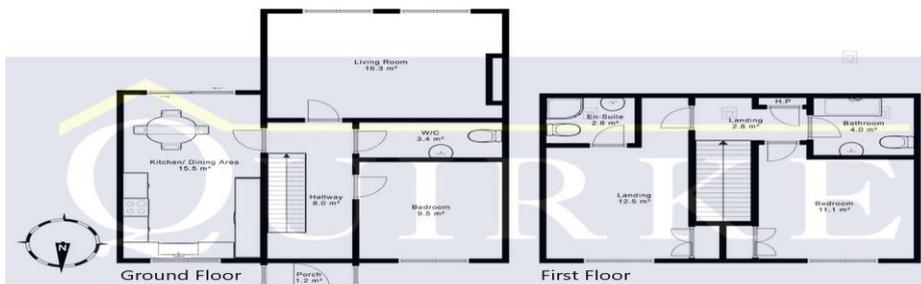
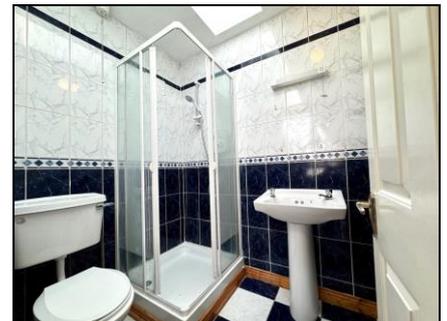
W/C, W.H.B, electric shower, velux window, fully tiled floor to ceiling

## Bathroom 2.15m (7'1") x 2.07m (6'9")

Bath, W/C, W.H.B, bath area tiled, velux window

## Bedroom 3.91m (12'10") x 3.21m (10'6")

TnG timber floor, fitted wardrobes



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