

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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C1087

No.5195



Kylebeg, Mylerstown, Clonmel, E91 E436

- 4 Bedroom, 3 reception room, 2 bathroom bungalow on c.1 acre
- Fabulous location
- Oil heating, PVC windows
- Potential to buy an extra 13.5 acres adjacent

Guide Price €400,000



44 Gladstone Street Clonmel County Tipperary
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Kylebeg, Mylerstown, Clonmel, E91 E436

Brought to the market by PF Quirke & Co., jointly with REA Stokes & Quirke, this exceptional 4-bedroom detached bungalow presents a rare opportunity to acquire a substantial family home in a most sought-after location.

Extending to approximately 241 sq. m. (2,594 sq. ft.), the property offers three generous reception rooms, two bathrooms, and a layout perfectly designed for modern family living. Large double-glazed windows flood the interiors with natural light, creating bright, comfortable spaces throughout.

Set on a mature and private site of c. 1 acre, just beyond Powerstown Racecourse on the outskirts of Clonmel, this home enjoys a peaceful rural feel while remaining only minutes from the town centre.

Externally, the property boasts an attached two-car garage and a former tennis court—now in need of attention but brimming with potential for recreation or redevelopment. The grounds offer ample space for outdoor living, gardening, or simply enjoying the tranquillity of the setting.

This is an outstanding opportunity to secure a spacious home in a convenient yet serene location—ideal for those seeking both comfort and room to grow. We are also marketing c. 13.5 acres immediately adjacent to the house with a Guide of €275,000, so it may be possible to acquire a bungalow with a good block of land, close to the town. Early inspection advised.

Entrance Hall 3.5m (11'6") x 4.9m (16'1")
Carpet

Sitting Room 6.4m (21'0") x 4.9m (16'1")
Carpet, marble surround, iron fireplace

Dining Room 4.3m (14'1") x 4.7m (15'5")
Carpet

Living Room 5.2m (17'1") x 3.4m (11'2")
Carpet

Kitchen 5.4m (17'9") x 3.5m (11'6")
Laminate flooring, units at eye and floor level

Utility room 2.55m (8'4") x 3.5m (11'6")
Laminate floor

Hallway 1.2m (3'11") x 5.35m (17'7")
Carpet

Bedroom 1 4m (13'1") x 3.9m (12'10")
Carpet, built in wardrobes

Bedroom 2 3.2m (10'6") x 3.9m (12'10")
Carpet, built in wardrobes

Bedroom 3 4m (13'1") x 3.3m (10'10")
Carpet, built in wardrobes

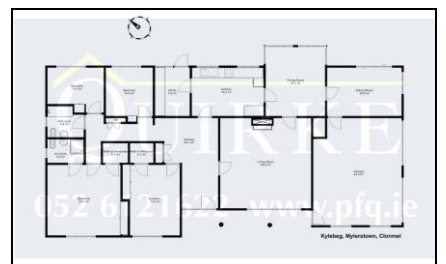
Bedroom 4 4m (13'1") x 5m (16'5")
Carpet, built in wardrobes,

En- Suite 1.7m (5'7") x 2.65m (8'8")
Carpet, w/c, whb, shower

Bathroom 2.65m (8'8") x 2.3m (7'7")
Laminate floor, w/c, whb, bath, shower

Garage 6m (19'8") x 8m (26'3")

Total Floor Area: 241 sqm (2594 sqft)



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