

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


QUIRKE
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W451

No.5068



34 Ashgrove Lawn, Clonmel, E91 R227

- Built 1997
- Gas fired central heating
- 4 bedrooms, 2 bathrooms
- Rear garden with side access
- Off-street parking

Guide Price €285,000



44 Gladstone Street Clonmel County Tipperary
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34 Ashgrove Lawn, Clonmel, E91 R227

Brought to the market by PF Quirke & Co. Ltd is an excellent four bedroom semi-detached house with integrated garage. The property is situated in Ashgrove Lawn overlooking a green area, just off the Cahir Road on the outskirts of Clonmel. It is immediately adjacent to the Poppyfield Retail Centre, Talbot Hotel, Tipperary University Hospital and the N24. The property has an entrance hall, living room, guest w.c. open plan kitchen/dining room, utility and garage at ground floor while upstairs there are 4 bedrooms and 2 bathrooms. The windows are PVC double glazed and heating is by gas fired central heating. There is an enclosed rear garden with garden shed and side access. The property has been well maintained and is in good condition throughout. This is an excellent opportunity to purchase a spacious family home. We recommend early inspection.

Entrance Hallway 1.78m (5'10") x 4.7m (15'5")
Tile floor.

Living Room 4.14m (13'7") x 5.44m (17'10")
Laminate floor, Stanley solid fuel stove.

Guest W.C. 0.76m (2'6") x 1.43m (4'8")
Lino floor, whb, w.c.

Kitchen/Dining 5.84m (19'2") x 4.42m (14'6")
Tile floor, units at eye & floor level, electric oven & hob, sliding door to garden at rear.

Utility 2.75m (9'0") x 2.08m (6'10")
Tile floor, counter top & gas boiler.

Garage 2.78m (9'1") x 5.7m (18'8")

Upstairs Landing 2.65m (8'8") x 3.97m (13'0")
Carpet floor.

Bathroom 1.78m (5'10") x 1.82m (6'0")
Lino floor, tile splashback, bathtub with electric shower, whb, w.c.

Bedroom 1 2.91m (9'7") x 2.19m (7'2")
Carpet floor, built-in wardrobe.

Bedroom 2 3.07m (10'1") x 3.6m (11'10")
Laminate floor, built-in wardrobe.

Bedroom 3 3.31m (10'10") x 4.61m (15'1")
Laminate floor, bay window (1.77m x 0.56m), built-in wardrobe.

En-Suite 2.35m (7'9") x 1.18m (3'10")
Lino floor, electric shower, whb, w.c.

Bedroom 4 2.65m (8'8") x 2.88m (9'5")
Carpet floor, built-in wardrobe, integrated bed with storage underneath.

Garden Shed 1.51m (4'11") x 2.37m (7'9")
Wooden.



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