

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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L411

No.4363



## 40 Albert Street, Clonmel, E91 RH21

- 2 Bedrooms
- Oil fired heating
- End house

**Guide Price €110,000**



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# 40 Albert Street, Clonmel, E91 RH21

A great opportunity to purchase a well located two bedroom town house with a yard to side to allow for off street parking, is now brought to the market by PF Quirke & Co. Ltd. 40 Albert Street is an end house with gated access to a sizeable yard. The property itself contains a porch, open planning living/dining room and kitchen on ground floor and 2 bedrooms and bathroom on first floor. The property has double glazed windows and oil central heating. Albert Street is a great residential location in Clonmel Town centre. While this property requires minor upgrades externally, it is in great condition internally. This is an excellent opportunity to purchase a starter home or small investment property. We recommend early inspection.

**Porch 1.45m (4'9") x 1.29m (4'3")**  
Tiled floor.

**Living /Dining Room 6.19m (20'4") x 4.29m (14'1")**  
Timber floor, open fire, fitted units at eye and floor level.

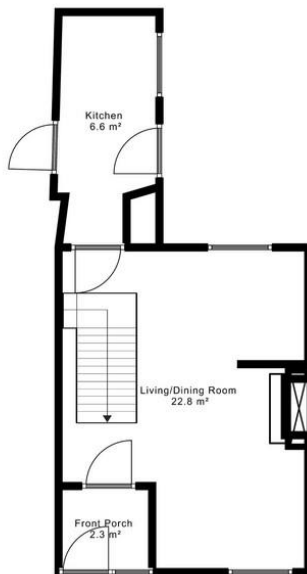
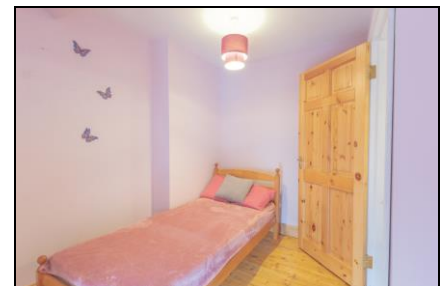
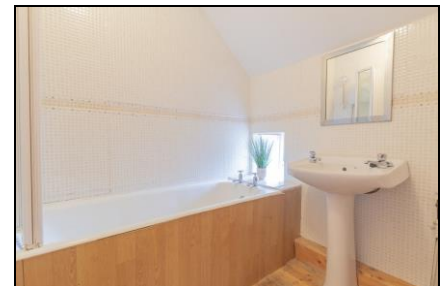
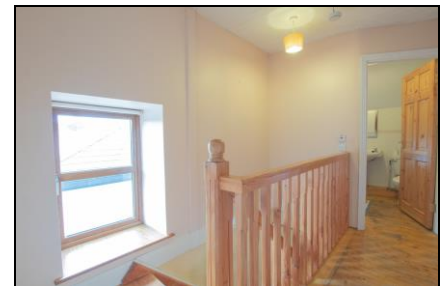
**Kitchen 3.74m (12'3") x 1.57m (5'2")**  
Tiled floor, fitted units at eye and floor level, plumbed for washing machine and gas hob, access to yards and shed.

**Upstairs Landing 2.86m (9'5") x 1.96m (6'5")**  
Timber floor.

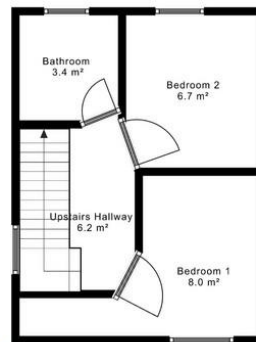
**Bedroom 1 4.28m (14'1") x 2.83m (9'3")**

**Bedroom 2 2.91m (9'7") x 2.23m (7'4")**

**Bathroom 1.82m (6'0") x 1.69m (5'7")**  
Timber floor,w/c, whb, bath/electric shower.



Ground Floor



1st Floor

