

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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No.5295



25 O`Neill Street, Clonmel, E91 HD27

- Three bedrooms
- Bonus attic room
- Fully updated and remodelled
- Gas CH, PVC windows
- Excellent location
- Built 1890

Guide Price €190,000



44 Gladstone Street Clonmel County Tipperary
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25 O'Neill Street, Clonmel, E91 HD27

Brought to the market by PF Quirke & Co. Ltd, is this centrally located 3-bedroom, mid-terrace residence with garden to rear. The accommodation comprises Entrance Hall, living room, bedroom and kitchenette on ground floor, while on first floor there are 2 bedrooms, dressing room and bathroom. Above this is a bonus attic room. The property has gas central heating and PVC windows. It has been recently modernised and upgraded and is in excellent decorative order throughout. It would make an ideal starter home and/or for investment. Early inspection invited.

Living Room 6.15m (20'2") x 1.92m (6'4")
Laminate wood flooring

Bedroom 1 3.57m (11'9") x 1.95m (6'5")
Laminate wood flooring

Kitchenette 2.01m (6'7") x 2m (6'7")
Tiled, Stainless steel sink, Pine kitchen

Entrance Hall 6.85m (22'6") x 0.98m (3'3")
Tiled floor

Bedroom 2 3.46m (11'4") x 3.15m (10'4")
Laminate wood flooring

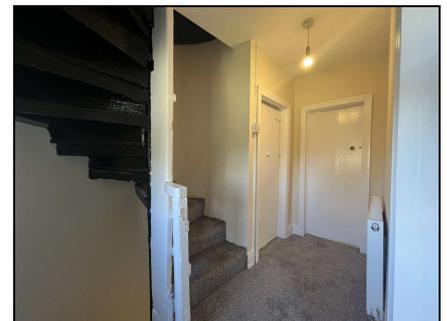
Dressing Room 1.82m (6'0") x 3.14m (10'4")
Laminate wood flooring

Bedroom 3 1.87m (6'2") x 3.02m (9'11")
Laminate wood flooring, Gas boiler

Bathroom 3.04m (10'0") x 0.52m (1'8")
Lino Floor, Shower, wc,whb

Upstairs Landing 2.27m (7'5") x 0.97m (3'2")
Carpet Floor

Bonus Attic Space 6.3m (20'8") x 5.01m (16'5")
Laminate wood flooring



Total Floor Area: 87 sqm (936 sqft)



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