

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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

T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty



H478

No.5478



22 Crann Ard, Clonmel, E91 Y9A0

- 3 beds, 3 baths
- 2 parking spaces
- Electric car charger
- Exceptional condition throughout
- Quiet location, close to all amenities

Guide Price €280,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



22 Crann Ard, Clonmel, E91 Y9A0

Brought to the market by PF Quirke & Co. is a fabulous detached, 3 bedroom residence at Crann Ard, Clonmel. The property has been developed to an extremely high standard by the current owners and is in move-in condition.

Accommodation includes an Entrance hall, Sitting room with inset stove and white granite fireplace, French door to rear garden, Kitchen/Dining room with fitted units at eye & floor level, fully plumbed, Guest wc, while at first floor are three Bedrooms and two further Bathrooms, all with built-in wardrobes. The property has PVC windows, the walls are pumped and the attic insulated. The property has gas central heating and the Climote Smart App to control heating from anywhere.

Outside is a garden to the rear with a large Steeltech shed which has lighting and power. There are two car parking spaces with the property having the benefit of an electric car charger.

This is an exceptional family home in a great location. We recommend early inspection.

Entrance hall 1.18m (3'10") x 5.89m (19'4")

Solid maple floor

Living room 3.47m (11'5") x 5.75m (18'10")

White granite mantle and surround with inset stove, woollen carpet (Maple floor underneath)

Kitchen/ Dining room 5.75m (18'10") x 3.56m (11'8")

Tiled floor, Tiled back splash, units at eye and floor level

Guest WC 0.08m (3") x 1.9m (6'3")

WC, WHB

Landing 2.9m (9'6") x 2.89m (9'6")

Wool carpet

Bedroom 2.91m (9'7") x 4.85m (15'11")

Wool carpet, built in wardrobe

En- Suite 2.08m (6'10") x 1.54m (5'1")

Tiled floor/ walls, WC, WHB, shower

Bedroom 2.68m (8'10") x 2.76m (9'1")

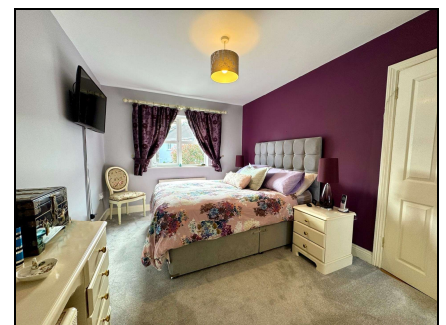
Built in wardrobe

Bedroom 2.67m (8'9") x 2.93m (9'7")

Built in wardrobe

Bathroom 2.45m (8'0") x 1.7m (5'7")

Tiled floor/ walls, Bath, WC, WHB



Total Floor Area: 93 sqm (1001 sqft)



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