

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
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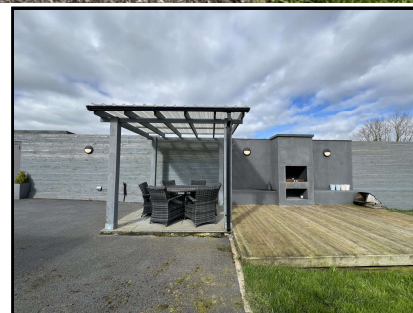
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## Halebarns, Giantsgrave, Clonmel, E91 V627

- Great location close to Clonmel
- 4 bed, detached bungalow
- Oil fired central heating
- Quality family home
- Garage and store

**Guide Price €450,000**



44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# Halebarns, Giantsgrave, Clonmel, E91 V627

Brought to the Market by P.F Quirke & Co is a superb Bungalow Residence located on the outskirts of Clonmel, just off the Clonmel/Cashel road close to Boston Scientific, Abbott Vascular and minutes from the Town Centre. The property has been recently modernised and upgraded, with an excellent BER, PVC windows and oil fired central heating. It affords excellent family accommodation including a Porch, Hallway, 2 Reception Rooms, Modern Kitchen/DR, utility, 4 bedrooms and 3 bathrooms. Outside is a Garage/Workshop and a large store. The site is elevated with commanding south facing views to the Comeraghs and Knockmealdowns. The grounds extend to c 0.35 ha (0.86ac) and are laid out mostly in lawn with a gravel driveway and tarmac apron to the front and side. The property is in splendid decorative order throughout. For those seeking a quality family home close to Clonmel, this property is ideal. Early inspection is recommended.

**Entrance porch 1.42m (4'8") x 1.76m (5'9")**

Built-in storage

**Hallway 6m (19'8") x 1.05m (3'5")**

**Living Room 7.08m (23'3") x 3.62m (11'11")**

Carpet floor, sliding doors to Dining room.

**Dining Room 7.08m (23'3") x 4.4m (14'5")**

Carpet floor

**Kitchen 5.17m (17'0") x 3.56m (11'8")**

Fitted units at eye and floor level with integrated dishwasher, tile splashback, FLAVEL gas range, tile floor.

**Utility 2.99m (9'10") x 2.47m (8'1")**

Tile floor, door to rear garden

**Inner Hallway 4.78m (15'8") x 0.87m (2'10")**

**Bedroom 1 5.26m (17'3") x 2.88m (9'5")**

Carpet floor, built-in wardrobe

**Bedroom 2 (Main) 5.98m (19'7") x 2.84m (9'4")**

Built-in wardrobe, Air con unit

**En-Suite 2.17m (7'1") x 1.62m (5'4")**

Fully tiled floor to ceiling, shower, wc, whb

**Bedroom 3 3.64m (11'11") x 2.29m (7'6")**

**Main Bathroom 2.69m (8'10") x 1.97m (6'6")**

Fully tiled floor to ceiling, electric shower, bath, sink wc.

**Bedroom 4 3.56m (11'8") x 3.5m (11'6")**

**Bonus attic space 2.02m (6'8") x 3.5m (11'6")**

**Shower Room 1.91m (6'3") x 2.98m (9'9")**

Tiled floor & walls, shower, sink, wc.



Total Floor Area: 170 sqm (1830 sqft)



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