

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

MC373

No.4969



## 4 Longfield Avenue, Clonmel, E91 C6F6

- 3 bed semi with pop-out utility and w/c
- Gas central heating
- Tilt and turn PVC windows
- Excellent standard of fit out and decor throughout
- Popular residential location

**Guide Price €300,000**



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Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
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# 4 Longfield Avenue, Clonmel, E91 C6F6

Brought to the market by PF Quirke & Co., Ltd this excellent bright 3 bedroom semi-detached residence in Longfield. Accommodation includes entrance hall, sitting room with double doors to a large kitchen/diner, utility and guest w/c to rear on ground floor, with 3 double bedrooms, main en-suite and a bathroom on first floor. The property has PVC windows and gas central heating, stira access to large attic with velux window (suitable for conversion), cobble block drive and a well developed rear garden. This is an exceptional family home and we recommend early inspection.

**Entrance Hall 4.65m (15'3") x 1.94m (6'4")**  
Tiled floor and coving.

**Sitting Room 4.16m (13'8") x 4.28m (14'1")**  
Cast iron fireplace with stone surround, coving, double doors leading to the kitchen/diner.

**Kitchen/Diner 6.25m (20'6") x 4.17m (13'8")**  
Tiled floor, fitted units at eye and floor level, breakfast counter, integrated electric oven & hob, sink and drainer, integrated dishwasher and fridge freezer, wine rack, tiled floor, sliding door to garden at rear.

**Utility 2.08m (6'10") x 1.07m (3'6")**  
Fitted units at eye and floor level, work top, washing machine, dryer, tiled floor.

**Guest w/c 1.95m (6'5") x 1.39m (4'7")**  
Tiled floor, w/c, whb.

**First Floor Landing 4.14m (13'7") x 2.81m (9'3")**

**Bathroom 2.36m (7'9") x 2.06m (6'9")**  
Bath, electric shower, w/c, whb, tiled floor and part tiled walls.

**Bedroom 1 3.48m (11'5") x 4.06m (13'4")**

**Ensuite 1.7m (5'7") x 1.97m (6'6")**  
Tiled floor, electric shower, w/c, whb.

**Bedroom 2 3.14m (10'4") x 3.07m (10'1")**

**Bedroom 3 3.04m (10'0") x 2.69m (8'10")**



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