

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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C1006

No.4484



## 66 Glenoaks Close, Clonmel E91 W0Y6

- 3 Bedrooms
- 2 Bathrooms
- Solid oak doors
- PVC windows
- Gas central heating

**Guide Price €240,000**

44 Gladstone Street Clonmel County Tipperary  
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# 66 Glenoaks Close, Clonmel E91 W0Y6

Brought to the market by PF Quirke & Co. Ltd, is an exceptional 3 bed detached residence in this popular estate which is finished to a high spec throughout. Built on a corner site with a large parking area to the front and private well developed garden to the rear. The accommodation includes an entrance hall, sitting room with gas fire, kitchen/diner with solid units at eye and floor level, cloakroom with w/c and whb at ground floor while upstairs are 3 bedrooms and bathroom. The property has PVC windows, gas central heating and a garden room leading to a timber deck and water feature. There is also a large workshop/garden shed. This is an exceptional family home. We recommend early inspection.

**Entrance Hall 4.62m (15'2") x 1.91m (6'3")**

**Cloakroom 1.63m (5'4") x 0.91m (3'0")**  
with wc and whb

**Sitting Room 5m (16'5") x 3.68m (12'1")**  
with laminate floor, gas fire with stone surround, bay window

**Kitchen/Diner 5.74m (18'10") x 3.1m (10'2")**  
with solid wood kitchen at eye and floor level, integrated oven, hob, plumbed for dishwasher and washing machine, tile splashback, extractor

**Bathroom 1.73m (5'8") x 1.78m (5'10")**  
fully tiled floor to ceiling, bath, electric shower, wc, whb, heated towel rail

**Bedroom 1 3.38m (11'1") x 3.58m (11'9")**  
with double built-in wardrobes

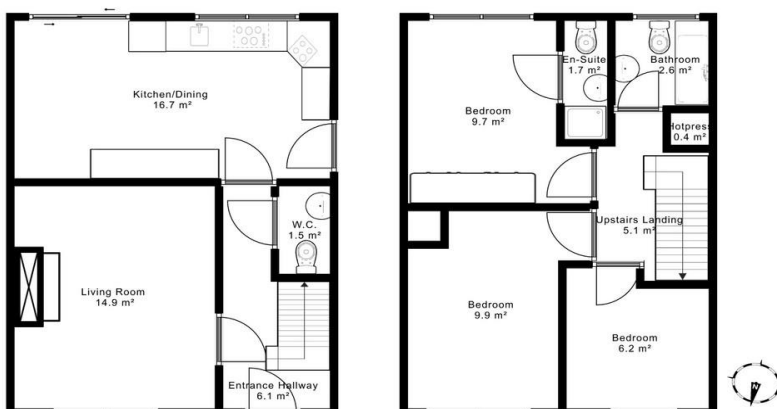
**En-Suite 0.91m (3'0") x 2.36m (7'9")**  
fully tiled floor to ceiling, shower, wc, whb

**Bedroom 2 4.52m (14'10") x 2.92m (9'7")**  
with built-in wardrobe

**Bedroom 3 2.64m (8'8") x 2.69m (8'10")**  
with built-in wardrobe and built-in bed with shelving underneath

**Garden Room 2.08m (6'10") x 3.05m (10'0")**  
opens to timber deck with water feature

**Garden Shed 4.62m (15'2") x 2.82m (9'3")**



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