

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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No.4444



7 Glenview Close, Clonmel E91 KF57

- 3 Bedroom semi detached
- PVC Windows
- Oil fired central heating with condensing boiler
- Side access
- Dual Off Street Parking



Guide Price €200,000

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7 Glenview Close, Clonmel E91 KF57

Brought to the market by P.F. Quirke & Co. Ltd. is an excellent 3 bedroom semi-detached two storey residence close to the By-Pass, Clonmel Park Hotel, and the Poppyfield Retail Park with easy access to the N24. The property has the benefit of double glazed windows and oil fired central heating. It provides extensive off street parking, private and secure rear garden with boiler house and garden shed.

Accommodation includes Porch, Hallway, Sitting room, Dining room, Kitchen, Guest wc & Shower room at ground floor. There are three Bedrooms and Bathroom at first floor. This is an excellent opportunity to purchase a good family home and/or investment property in a top class location. Early inspection invited.

Entrance Porch 1.6m (5'3") x 0.62m (2'0")
with tile floor

EntranceHall 3.38m (11'1") x 1.82m (6'0")
Tiled floor.

Living Room 4.43m (14'6") x 3.81m (12'6")
with laminate flooring, open fire, bay window

Dining Room 5.77m (18'11") x 3.59m (11'9")
with laminate flooring, integrated storage

Kitchen 5.62m (18'5") x 2.45m (8'0")
Fitted kitchen units at eye and floor level, tiled floor, tile splashback, plumbed for washing machine & dish washer, pine effect ceiling.

Guest w/c/shower room 1.95m (6'5") x 1.45m (4'9")
W/c, whb, electric corner shower, fully tiled, timbered ceiling.

Back hall 1.78m (5'10") x 0.96m (3'2")
Tile floor, pine effect ceiling, access to the rear

Upstairs landing 3m (9'10") x 1.81m (5'11")
Spacious hotpress with lagged tank, access to attic.

Bathroom 1.82m (6'0") x 1.79m (5'10")
Bath, w/c, whb, fully tiled floor to ceiling, timbered ceiling.

Bedroom 1 3.84m (12'7") x 2.93m (9'7")
Wall to wall fitted wardrobe, laminate flooring

Bedroom 2 4.06m (13'4") x 3.08m (10'1")
Wall to wall fitted wardrobes with vanity area, laminate flooring.

Bedroom 3 2.58m (8'6") x 2.58m (8'6")
Fitted wardrobe, laminate floor.

Boiler house 2m (6'7") x 1.05m (3'5")

Timber garden shed 3m (9'10") x 2m (6'7")

