

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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No.4521



### 5 William O'Brien Street, Clonmel, E91 E377

- 2 bedroom bungalow in town centre
- Recently fully refitted and refurbished
- Gas central heating
- PVC doors and windows
- Exceptional fit out throughout

**Guide Price €160,000**



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# 5 William O'Brien Street, Clonmel, E91 E377

Brought to the market by PF Quirke & Co., Ltd is an outstanding 2 bedroom town house, recently remodelled and refurbished. This property has been extended, insulated and decorated to an extremely high standard. Accommodation includes an entrance hall, open plan sitting room with gas fire, fully fitted kitchen with vaulted ceiling, wet room, utility and 2 bedrooms. To the rear is a garden with pathway and patio area, lawns and flower beds. The property has PVC doors and windows and gas central heating and is in truly exceptional condition. This is a fantastic opportunity to purchase a centrally located single storey residence. We recommend early inspection.

## Entrance Hall 3.04m (10'0") x 1.05m (3'5")

Laminate floor.

## Sitting Room 5m (16'5") x 3.43m (11'3")

Gas fire with cast iron surround, laminate floor archway to kitchen/diner.

## Kitchen/Diner 3.86m (12'8") x 2.56m (8'5")

Fitted units at eye and floor level, laminate floor, tiled splash back, fridge/freezer, dishwasher, integrated oven, hob and extractor, vaulted ceiling.

## Utility 2.03m (6'8") x 1.07m (3'6")

Work top, plumbed for washing machine and dryer.

## Bathroom 2m (6'7") x 2.02m (6'8")

Full wet room, fully tiled floor to ceiling, double shower, w/c, whb.

## Bedroom 1 3.45m (11'4") x 2.04m (6'8")

Laminate floor, built in wardrobe.

## Bedroom 2 2.88m (9'5") x 2.04m (6'8")

Laminate floor.



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