

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
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P381

No.4492



## 4 Glenegad Drive, Clonmel, E91 RK07

- 3 Bed semi-detached
- Central location
- PVC windows and doors
- Large corner site
- South facing rear garden with Patio area

**Guide Price €180,000**



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



# 4 Glenegad Drive, Clonmel, E91 RK07

Brought to the market by PF Quirke & Co Ltd is an attractive 3 bed, 2 storey end house in a popular residential location. Close to schools, shops & parks and within walking distance of town centre. This property sits on a large corner site with well laid out grounds. It has double glazing and gas central heating together with an enclosed private rear garden.

Accommodation includes: Porch, Entrance hall, Living room, Dining room, Kitchenette, 3 bedrooms and bathroom.

Early inspection is invited.

**Porch 2.06m (6'9") x 1.67m (5'6")**

Tiled floor.

**Entrance Hall 4.81m (15'9") x 1.87m (6'2")**

Laminate floor.

**Living Room 4.14m (13'7") x 3.63m (11'11")**

Laminate flooring, built in units and open fire.

**Dining Room 3.65m (12'0") x 3.29m (10'10")**

Laminate flooring, fitted units at eye and floor level and gas fire. Hotpress.

**Kitchenette 2.18m (7'2") x 1.85m (6'1")**

Laminate flooring, fitted units at eye and floor level with access to the rear.

**Upstairs Landing 2.15m (7'1") x 2.03m (6'8")**

Wooden floor.

**Bathroom 2m (6'7") x 1.71m (5'7")**

Tiled floor to ceiling, w/c, whb, bath/electric shower.

**Bedroom 1 4.02m (13'2") x 2.8m (9'2")**

Wooden floor.

**Bedroom 2 4.1m (13'5") x 4.02m (13'2")**

Wooden floor.

**Bedroom 3 2.91m (9'7") x 2.41m (7'11")**

Wooden floor and fitted wardrobe.

**Sheds 5.05m (16'7") x 2m (6'7")**

Power and water lines connected.



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