

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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No.5191



280 St Olivers Close, Clonmel, E91 V960

- 3 Bedrooms
- Pine internal doors
- Lawns
- Front and side access
- Enclosed concrete yard

Guide Price €160,000



44 Gladstone Street Clonmel County Tipperary
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280 St Olivers Close, Clonmel, E91 V960

Brought to the market by PF Quirke & Co. is an excellent 3 bedroom, 2 storey end of terrace house in a central location adjacent to St. Oliver's School and Church in a quiet cul-de-sac location. Accommodation includes entrance hall, sitting room, kitchen/diner, 3 bedrooms, bathroom. The property has PVC windows and gas fired central heating. There is an enclosed yard to rear with garage, store and utility. Lawns to rear and side with off-street parking. This is an attractive property newly decorated, well maintained and ready for immediate occupation. NB: this house has been vacant over two years so may qualify for Vacant Homes Grant.

Hall 3.69m (12'1") x 1.87m (6'2")

PVC front door, tiled floor, under stairs storage.

Sitting Room 3.08m (10'1") x 3.45m (11'4")

Solid fuel stove, pine mantel and surround, laminate flooring.

Kitchen/Dining Room 5.73m (18'10") x 3.33m (10'11")

Stainless steel sink unit and a range of fitted pine units at eye and floor level, integrated gas cooker and extractor hood, indesit dishwasher, spacious hotpress, fitted dresser, tiled floor, PVC rear door.

Upstairs Landing 1.95m (6'5") x 1.99m (6'6")

Carpet.

Bedroom 1 2.28m (7'6") x 2.95m (9'8")

Carpet and fitted wardrobes.

Bedroom 2 3.34m (10'11") x 3.95m (13'0")

Carpet and fitted wardrobes.

Bedroom 3 2.83m (9'3") x 3.65m (12'0")

Carpet and fitted wardrobes.

Bathroom 1.98m (6'6") x 1.08m (3'7")

Electric shower, w/c, whb, mirror, shaving light, tiled floor.

Out Offices

Utility 1.09m (3'7") x 1.89m (6'2")

Sink unit, presses and work top, plumbed for washing machine and dryer.

Outside w/c

Tiled floor.

Store 3m (9'10") x 1.88m (6'2")

Garage 4.02m (13'2") x 5.54m (18'2")

Up and over garage door.



Total Floor Area: 103 sqm (1109 sqft)



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