

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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M869

No.5472



## 13 Pairc Ard, Newcastle, Clonmel E91 XK57

- 3 Bed, 3 bath
- Large garden
- Turn key condition
- Gas fired central heating

**Guide Price €198,000**



«SiteAddressLine1» «SiteAddressLine2» «SiteAddressLine3»  
«SiteAddressLine4» «SiteAddressLine5»  
Tel: «SiteTelephone» | Fax: «SiteFax» | Email: «SiteEmail»  
«SiteWebSite» PSRA Lic No: 001721



# 13 Pairc Ard, Newcastle, Clonmel E91 XK57

Brought to the market by PF Quirke & Co, this fabulous home is located in Páirc Ard, Newcastle. Finished to an exceptional standard throughout, the property offers stylish and comfortable living in turn-key condition. The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a large open-plan kitchen/dining area, and a convenient guest WC. Upstairs, the first floor features three generously sized bedrooms, including a master bedroom with en-suite, along with a beautifully finished family bathroom. This home is ideal for young families, with a local national school just a short walk away, along with a range of nearby amenities. Contact us today for a viewing.

**Entrance Hall 5.29m (17'4") x 2.04m (6'8")**  
Tiled floor

**Living room 3.13m (10'3") x 4.77m (15'8")**  
Laminate floor, electric fire, timber mantle piece

**Kitchen 5.29m (17'4") x 3.69m (12'1")**  
Units at eye and floor level, tiled floor & splashback

**Guest W/C 0.09m (4") x 2.02m (6'8")**  
WC, WHB, tiled floor

**Landing 2.91m (9'7") x 2.16m (7'1")**  
Carpet floor, hot press

**Bedroom 3.01m (9'11") x 3.63m (11'11")**  
Carpet floor

**En-Suite 2.99m (9'10") x 0.87m (2'10")**  
Tiled floor, WC, WHB, shower

**Bedroom 3.82m (12'6") x 3m (9'10")**  
Carpet floor

**Bedroom 2.57m (8'5") x 2.38m (7'10")**  
Carpet, closet



Total Floor Area: 83 sqm (893 sqft)



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