

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


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F499

No.5509



44 Ashgrove Lawn, Clonmel, E91 DR72

- 4 Bed, 3 Bath Semi Detached home
- Gas Central Heating
- Enclosed back garden with side access
- Popular residential location
- Easy access to N24
- Fully alarmed, EV car charger installed

Guide Price €300,000

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44 Ashgrove Lawn, Clonmel, E91 DR72

Brought to the market by PF Quirke and Co. this impressive four-bedroom semi-detached residence is ideally situated in a highly sought-after residential area just off the Cahir Road. Conveniently located within walking distance of the Poppyfields Retail Park and with easy access to the town centre, the property offers both comfort and convenience in equal measure. The home has been exceptionally well maintained and benefits from double glazed PVC windows and gas-fired central heating throughout. With a generous living accommodation, the property comprises an entrance hallway, spacious living room, modern kitchen/dining area, utility room, guest bathroom, and a bedroom at ground floor, while upstairs, there are three further well-proportioned bedrooms, including a master bedroom with en-suite, along with the main family bathroom.

To the rear, the property enjoys a large private garden with convenient side access, providing an ideal outdoor space for family living and entertaining. Early viewing is highly recommended.

Entrance Hallway 5.14m (16'10") x 1.78m (5'10")
Laminate flooring

Living Room 5.26m (17'3") x 4.13m (13'7")
Laminate flooring, Feature fireplace, coving

Kitchen/Dining Room 6.04m (19'10") x 3.73m (12'3")
Tiled flooring, Fitted wall and floor units, gas hob, coving, sliding doors providing access to rear

Utility Room 2.74m (9'0") x 2.08m (6'10")
Tiled flooring, fitted floor units

Downstairs bedroom 5.5m (18'1") x 2.75m (9'0")
Hardwood flooring, coving

Guest WC 1.55m (5'1") x 0.94m (3'1")
Tiled floor and backsplash, WC, WHB

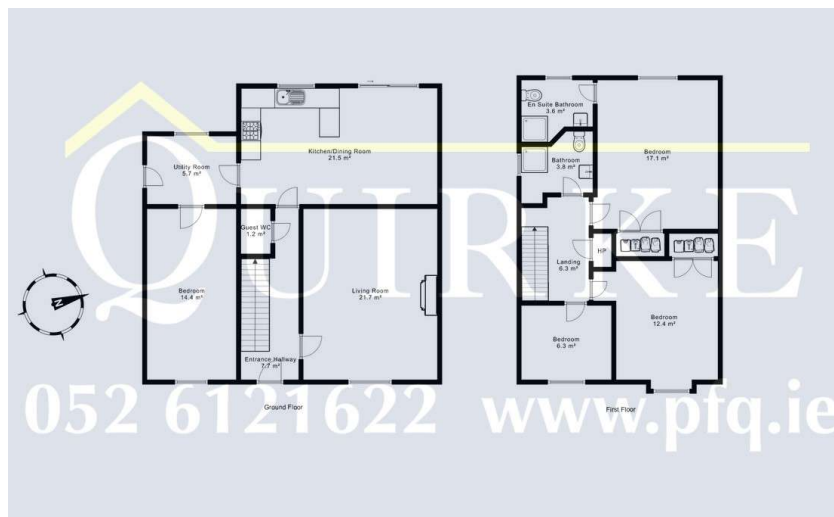
Bedroom 1 4.09m (13'5") x 3.29m (10'10")
Hardwood flooring, built in wardrobe, coving, bay window

Bedroom 2 4.71m (15'5") x 3.71m (12'2")
Carpet flooring, coving, access to en suite bathroom

Bedroom 3 2.64m (8'8") x 2.27m (7'5")
Carpet flooring, built in wardrobe, coving

Bathroom 2.21m (7'3") x 2.01m (6'7")
Fully tiled walls and flooring, electric shower, WC, WHB

En suite Bathroom 2.21m (7'3") x 1.96m (6'5")
Tiled walls and flooring, electric shower, WC, WHB



Total Floor Area: 121 sqm (1302 sqft)

