

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



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C1097

No.5455



## 12 William Street, Clonmel

- 3 bedrooms, 3 bathrooms
- Gas fired central heating
- Regency internal doors
- Enclosed yard to rear with right of way access to Morton Street

**Guide Price €240,000**



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



# 12 William Street, Clonmel

Brought to the market by PF Quirke & Co., is an excellent 2-storey, townhouse (end of terrace) convenient locate with easy access to all amenities. The property has been upgraded in recent years and is in splendid condition throughout.

Accommodation includes: ground floor - hall, open plan living room/dining room, kitchen, guest w/c and utility. First floor- 2 bedrooms and bathroom. Top floor- bedroom and en-suite. There are PVC windows throughout and gas central heating. There is a small enclosed yard to rear with right of way access to Morton Street.

This is an ideal opportunity to purchase a top class residence close to town centre. Early inspection can be arranged by appointment through our office. Early viewings advised.

**Hall 1.52m (5'0") x 2.26m (7'5")**  
Tiled floor, PVC front door, pine staircase.

**Living room/Dining room 4.41m (14'6") x 7.23m (23'9")**  
Laminated floor, fitted gas fire, gas boiler, under stairs storage,

**Kitchen 1.97m (6'6") x 2.17m (7'1")**  
Tiled floor, pine presses at eye and floor level, stainless steel sink unit, mains gas cooker, fridge, microwave, panelled glass pine doors.

**Utility 1.72m (5'8") x 1.86m (6'1")**  
Tilled floor, plumbed for washing machine.

**Guest w/c 1.63m (5'4") x 1.38m (4'6")**  
Tiled floor, w/c, whb, shaving light.

**First Floor landing 2.17m (7'1") x 2.35m (7'9")**  
T&G timber flooring, hotpress.

**Bedroom 1 2.85m (9'4") x 4.55m (14'11")**  
T&G timber flooring.

**Bathroom 2.39m (7'10") x 1.3m (4'3")**  
Tiled floor, electric shower (tiled), w/c, whb.

**Bedroom 2 2.91m (9'7") x 2.8m (9'2")**  
T&G timber floor.

**Top Floor landing 0.92m (3'0") x 1.87m (6'2")**  
Velux window.

**Bedroom 3 3.72m (12'2") x 4.41m (14'6")**  
Timber flooring, 2 velux windows to the front and window to rear.

**En-suite 0.79m (2'7") x 2.31m (7'7")**  
Tiled floor, electric shower(tiled), w/c,whb, shaving light.



Total Floor Area: 94 sqm (1012 sqft)



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