

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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No.5490



The Boreen, Ardfinnan, E91 V3W6

- 3 bedroom bungalow
- Village centre, 1 hour to Cork
- Elevated site with panoramic views
- Gated entrance & ample parking
- Built and constructed to the highest standards

Guide Price €315,000



44 Gladstone Street Clonmel County Tipperary
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The Boreen, Ardfinnan, E91 V3W6

Superb detached bungalow residence ideally situated in Ardfinnan village. Built and finished to the highest standards, this impressive home is set on an elevated site, offering panoramic views over Ardfinnan and extending towards the River Suir.

The accommodation comprises an entrance hall, a bright open-plan kitchen/living area featuring modern fitted units at eye and floor level, a striking centre island/breakfast bar, cathedral-style ceiling, and tiled flooring. There are three well-proportioned bedrooms with fitted wardrobes, along with a stylish main bathroom.

Externally, the property benefits from PVC windows, electric storage heating, wrought iron entrance gates, and a tarmac driveway providing ample parking. The low-maintenance garden further enhances the home's appeal.

This B2-rated bungalow is presented in turnkey condition, showcasing quality finishes throughout where no expense has been spared. Its strong BER rating ensures excellent energy efficiency and makes the property eligible for most green mortgage products, offering potential savings for prospective purchasers. Conveniently located just 12 minutes from Cahir and the M8 motorway, the property offers excellent connectivity, with Cork approximately 1 hour away and Dublin reachable in around 1 hour 45 minutes. Clonmel town is exactly 20 minutes away and hosts major employers such as Boston Scientific, Abbott, and South Tipperary General Hospital.

Positioned within walking distance of all local services, this is an outstanding residence, and early inspection is highly recommended.

Entrance Hallway 4.03m (13'3") x 1.19m (3'11")

Laminate floor

Cloak Press 1.6m (5'3") x 0.42m (1'5")

Open plan Kitchen/Dining/Living 4.05m (13'3") x 7.78m (25'6")

Tile floor, units at eye & floor level, central island

Utility 1.9m (6'3") x 2.15m (7'1")

Tile floor, units at eye & floor level, back door leading to rear of house.

Hall 1m (3'3") x 7.33m (24'1")

Ceramic tiled floor.

Bedroom 1 2.9m (9'6") x 3.73m (12'3")

Laminate floor, built-in wardrobe

Bedroom 2 2.91m (9'7") x 3.72m (12'2")

Laminate floor, built-in wardrobe.

Bedroom 3 3.01m (9'11") x 4.42m (14'6")

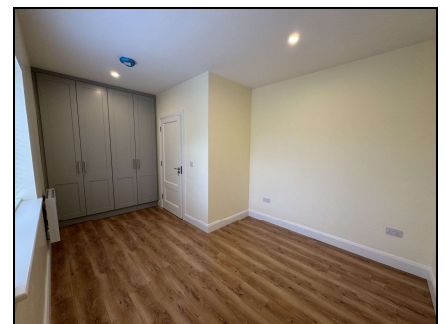
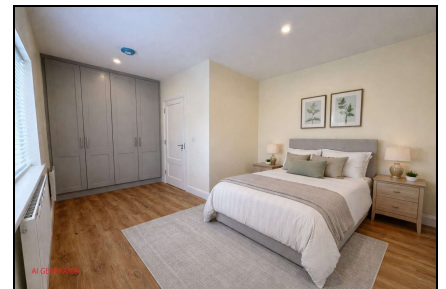
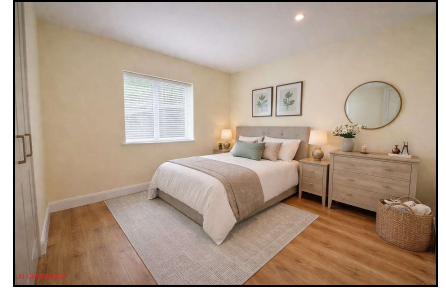
Laminate floor, built-in wardrobe.

Bathroom 1.87m (6'2") x 2.58m (8'6")

Tile floor, tile walls, bathtub, shower, whb, w.c.



Total Floor Area: 88 sqm (947 sqft)



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