

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


QUIRKE
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Auctioneers, Valuers, Estate Agents.

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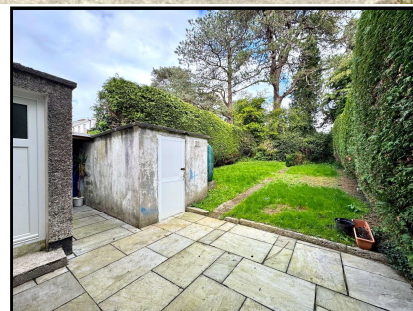
No.5495



29 Cherrymount, Clonmel E91 DR97

- 3 Bed, 1 Bath In Popular Area
- Oil Fired Central Heating
- Double Glazed PVC Windows
- Close To Town Centre

Guide Price €260,000



44 Gladstone Street Clonmel County Tipperary
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29 Cherrymount, Clonmel E91 DR97

Presented by P.F. Quirke & Co. Ltd, this three-bedroom semi-detached, two-storey home with attached garage is ideally located just off the Western Road, close to Poppyfield Retail Park and Tipperary university Hospital.

The Accomodation includes a porch, entrance hall, sitting room, kitchen/dining room, living room, and utility on the ground floor, with three bedrooms and a bathroom upstairs. It benefits from PVC double glazing and oil-fired central heating.

Outside, there is a spacious front lawn with off street parking and a large, mature enclosed rear garden.

This property offers excellent potential, if would make an ideal purchase for first time buyers or those seeking a family home in a mature residential location. Early viewing is recommended.

Porch 1.93m (6'4") x 0.96m (3'2")

Hallway 1.96m (6'5") x 2.04m (6'8")
Laminate floor

Living Room 5.19m (17'0") x 7m (23'0")
Open fire with timber mantle, metal surround and granite hearth

Kitchen 3.51m (11'6") x 4.31m (14'2")
Units at eye and floor level

Dining room 2.82m (9'3") x 3.51m (11'6")
Laminate floor

Utility room 1.9m (6'3") x 1.14m (3'9")

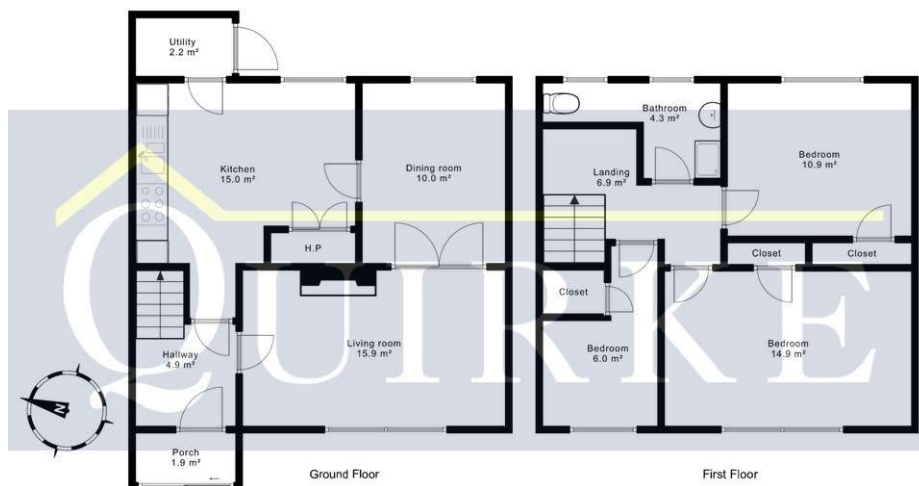
Landing 3.55m (11'8") x 2.92m (9'7")
Carpet

Bathroom 3.51m (11'6") x 1.96m (6'5")
Tiled floor & walls, WC, WHB, shower

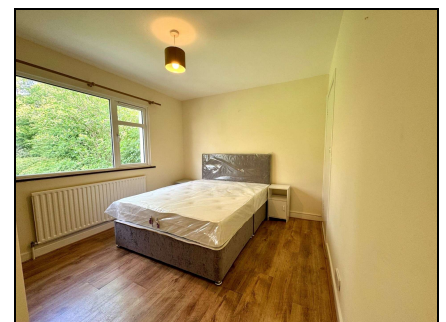
Bedroom 2.32m (7'7") x 3.65m (12'0")
Laminate floor, built in closet

Bedroom 4.87m (16'0") x 0m (0")
Laminate floor, built in closet

Bedroom 3.63m (11'11") x 3.01m (9'11")
Laminate floor, built in closet



Total Floor Area: 106 sqm (1141 sqft)



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