

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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K534

No.5525



Tickincor, Clonmel, E91 NP59

- Well presented four bedroom bungalow with garage
- Set in a quiet countryside location only a short drive from Clonmel
- 0.96Ha (2.37 acre) site with wonderful gardens and potential for paddocks
- Close to all amenities

Guide Price €365,000



44 Gladstone Street Clonmel County Tipperary
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Tickincor, Clonmel, E91 NP59

PF Quirke and Co. are delighted to present a spacious and well maintained four bedroom bungalow in Tickincor, Clonmel. Set in the foothills of Gurteen Woods, this property provides the privacy of rural living while benefiting from easy access to Clonmel, Kilsheelan and Waterford. The site is a big feature here, extending to 0.96Ha (2.37ac) with a large storage shed.

The property has been maintained to a very high standard and is in turnkey condition throughout. The home comprises a porch, entrance hallway, living room, sitting room, kitchen/dining room, utility, shower room, four bedrooms and family bathroom. One of the bedrooms is currently in use as an office space/study but can easily be reverted to a bedroom.

Externally, there is a large garage with both front and rear access, a boiler house and outside toilet attached to the property.

Set away from the house is a large storage shed. There is also off-street parking for a number of vehicles to the front and side of the house.

The property benefits from a 0.96 hectare (2.37 acre) site with wonderful gardens and potential for paddocks.

There is a well maintained lawn to the front with further green space to the side of the house. Both gardens are fully enclosed and private with a stream separating the two, further enhancing the idyllic and peaceful nature of the gardens. This is a great family home, we recommend early inspection.

Porch 1.51m (4'11") x 1.75m (5'9")

Laminate flooring, floor to ceiling window, brick facade

Entrance Hallway 3.83m (12'7") x 1.79m (5'10")

Laminate flooring, access to attic via Stira staircase

Living Room 4.46m (14'8") x 4.45m (14'7")

Laminate flooring, dual aspect corner window, stone fireplace

Sitting Room 3.52m (11'7") x 5.86m (19'3")

Laminate flooring, access to side patio and ramp via double doors

Kitchen/Dining Room 4.88m (16'0") x 3.01m (9'11")

Laminate flooring, wall and floor units, extractor fan, built-in hob and oven, Aga stove, hot press

Utility Room 3.58m (11'9") x 2.63m (8'8")

Laminate flooring, plumbed for washer, floor and wall units, alarm panel

Shower Room 2.45m (8'0") x 0.9m (2'11")

Lino floor, WC, WHB, partially tiled walls, electric shower

Bedroom 2.98m (9'9") x 4.14m (13'7")

Rear Facing, laminate flooring, fitted wardrobes

Bedroom 3.25m (10'8") x 3.87m (12'8")

Front facing, carpet flooring, built in wardrobes

Bedroom 4.43m (14'6") x 3.25m (10'8")

Front facing, carpet flooring, built in wardrobes, built in bed and locker units

Bedroom/Study 3m (9'10") x 3.01m (9'11")

Carpet flooring, Velux window

Bathroom 1.8m (5'11") x 3.1m (10'2")

Walk in electric shower, lino floor, panelled sheet walls, WC, WHB

Garage 5.88m (19'3") x 3.2m (10'6")

Fitted wall and floor units, shelving, garage door, electricity supply

Outside WC 1.83m (6'0") x 0.97m (3'2")

WC, electricity supply

Boiler house 1.83m (6'0") x 0.97m (3'2")

Electricity supply, boiler

Shed 6.08m (19'11") x 10.01m (32'10")

Three span shed set away from property

Total Floor Area: 153 sqm (1647 sqft)



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