

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

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



T: 052 - 6121622  
F: 052 - 6122601  
W: pfq.ie  
E: info@pfq.ie  
T: @clonmelproperty

H110

No.5359



## 6 Barr An Aird, Clonmel, E91 E2N6

- 4 Bedrooms, 3 Bathrooms
- Gas fired central heating
- PVC windows
- Large south facing garden to rear
- Front lawn and cobble lock drive

**Guide Price €380,000**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
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# 6 Barr An Aird, Clonmel, E91 E2N6

Brought to the market by PF Quirke & Co. is this superb 4 bedroom, 3 bathroom Hally-built home in the highly sought-after Barr an Ard, a cul de sac development of just 7 houses. Ideally located just off the Cashel Road, the property is within a five minute walk of Abbott and Boston Scientific, adjacent to the N24 and two minutes drive to Clonmel town centre, as well as a 20 minute drive to Cashel town.

The ground floor offers a spacious and well-designed living room, kitchen/diner, two bedrooms, a guest bathroom, and a garage that is fully serviced and ready for conversion if required. Upstairs, you will find two further bedrooms, including the main bedroom with en-suite, along with a family bathroom. To the rear, the property boasts a large south-facing garden with stunning views of the Comeragh Mountains.

Finished to a high standard throughout, this property combines quality, convenience, and excellent location – truly a home not to be missed.

**Porch 1.58m (5'2") x 1.67m (5'6")**

Teak panelled glass front door.

**Hallway 1.27m (4'2") x 4.02m (13'2")**

Hotpress, tiled floor.

**Sitting Room 4.08m (13'5") x 5.14m (16'10")**

(5 76 into bay) Bay window, laminate floor, fitted solid fuel stove, marble mantel and fire surround

**Kitchen/Dining Room 3.89m (12'9") x 5.86m (19'3")**

Fitted units at eye and floor level, integrated dishwasher, electric over and hob, fridge freezer, tiled floor, PVC doors to garden.

**Garage 3.01m (9'11") x 7.18m (23'7")**

Roller garage door, gas boiler, plumbed for washing machine and space for dryer, work top, rear door to garden.

**Bedroom 1 3.86m (12'8") x 2.87m (9'5")**

Fitted wardrobes, laminate flooring.

**Bedroom 2 2.68m (8'10") x 4.19m (13'9")**

Fitted wardrobe, laminate flooring.

**Guest w/c 1.58m (5'2") x 1.47m (4'10")**

Tiled floor, w/c, whb.

**Landing 1.95m (6'5") x 1.23m (4'0")**

**Bathroom 2.09m (6'10") x 1.88m (6'2")**

Tiled floor, bath, w/c, whb, bath area tiled.

**Bedroom 3 3.06m (10'0") x 3.62m (11'11")**

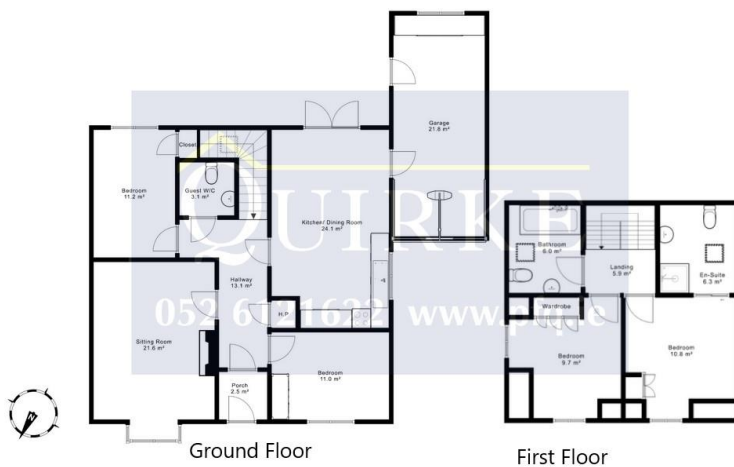
(into bay) Fitted wardrobes.

**Bedroom 4 3.18m (10'5") x 5.54m (18'2")**

(Into bay) Fitted wardrobes, sliding door to en-suite.

**En-suite 2.28m (7'6") x 2.13m (7'0")**

Electric shower, w/c, whb, shower area tiled.



**Total Floor Area: 138 sqm (1485 sqft)**

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