

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



No.5473



## 22 Ard Na Gréine, Clonmel E91 EY09

- 3 Bed, 1 Bath
- Sought after area
- South east facing garden
- Comeragh views

**Guide Price €220,000**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
<https://www.pfq.ie/> PSRA Lic No: 001721



# 22 Ard Na Gréine, Clonmel E91 EY09

Brought to the market by PF Quirke & Co., 22 Ard Na Gréine is a charming 3 bed, 1 bath home located in the highly sought-after Ard Na Gréine residential area.

This well-proportioned property comprises a welcoming living room, kitchen, dining room, family bathroom, and three generously sized bedrooms, offering comfortable accommodation for a range of buyers.

Ideally situated within walking distance of Clonmel town centre, the home also benefits from convenient access to main bus routes along Davis Road, providing regular services to major cities such as Cork, Dublin, and Kilkenny.

To the rear, the property boasts a large south east facing garden, perfect for enjoying natural light throughout the day, along with picturesque views of the Comeragh Mountains.

This home presents an excellent opportunity for first-time buyers, investors, or those seeking to down size in a well-established and convenient location.

Early viewing is highly recommended—contact us today to arrange an appointment.

**Entrance Hall 4.23m (13'11") x 1.21m (4'0")**

**Living Room 3.42m (11'3") x 4.77m (15'8")**  
Carpet

**Dining room 3.77m (12'4") x 3.54m (11'7")**  
Built in storage

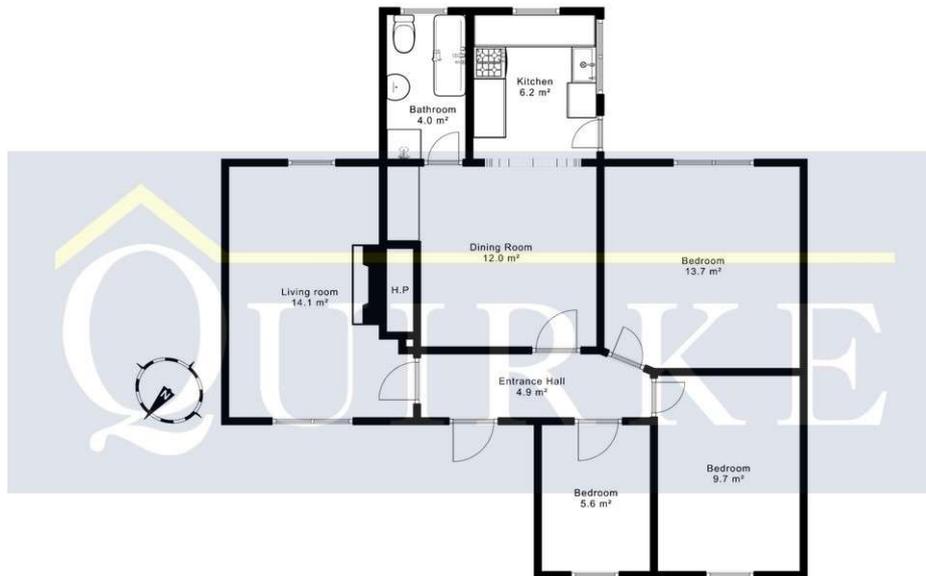
**Kitchen 2.3m (7'7") x 2.71m (8'11")**  
Units at eye and floor level, tiled floor

**Bathroom 1.96m (6'5") x 3.71m (12'2")**  
Tiled floor/ walls, w/c, whb, bath, separate shower

**Bedroom 3.65m (12'0") x 3.68m (12'1")**  
Laminate floor

**Bedroom 3.58m (11'9") x 2.65m (8'8")**  
Laminate floor

**Bedroom 2.02m (6'8") x 2.75m (9'0")**  
Laminate floor



**Total Floor Area: 77 sqm (829 sqft)**



44 Gladstone Street Clonmel County Tipperary  
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie  
<https://www.pfq.ie/> PSRA Lic No: 001721

