

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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K532

No.5291



- 4 Bed bungalow in good location
- Oil fired central heating
- Pvc windows
- Large secluded west-facing garden
- Attached garage



Guide Price €340,000

44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



Lisgorm, Griffith Avenue, Clonmel E91 Y680

Brought to the market by P.F. Quirke & Co. Ltd. is an outstanding four bed detached bungalow in Griffith Avenue. The property provides easy access to the by-pass and town centre, and is within walking distance of Clonmel High School, St. Peter & Paul's Primary School, Dunnes Stores and Showgrounds shopping centre and all amenities. It has the benefit of PVC windows and oil fired central heating. The property has been upgraded and extended in recent years to provide good living accommodation as follows: Porch, Hallway, two Reception, Kitchen/Diner, Sunroom, four Bedrooms, Bathroom. There is an attached garage.

To the rear is a large, west-facing garden with mature hedgerows, fruit trees etc affording excellent privacy. Off street parking. This is a rare opportunity to purchase a top class residence in a convenient location. Early inspection is highly recommended.

Porch 1.4m (4'7") x 0.89m (2'11")
pvc front door, tile floor

Hallway 1.3m (4'3") x 4.51m (14'10")
semi-solid timber flooring

Sitting Room 3.63m (11'11") x 3.18m (10'5")
solid fuel fireplace, semi-solid timber flooring

Living Room 3.62m (11'11") x 3.74m (12'3")
fitted solid fuel stove, fitted bookshelves, hotpress, semi-solid timber flooring, arch leading to....

Kitchen/Dining Room 4m (13'1") x 4.64m (15'3")
half semi-solid flooring, half tile flooring, fitted kitchen units at eye and floor level, electric cooker, Nordmende washing machine, Nordmende chest fridge, Delta microwave, pvc back door, panel glass double doors leading to...

Sunroom 3.02m (9'11") x 5.04m (16'6")
tile flooring, cathedral style timber ceiling, velux window, recessed lights, aluminium double glazed sliding doors to patio area and garden

Corridor 5.75m (18'10") x 0.93m (3'1")
semi-solid timber flooring, storage closet, leading to...

Bedroom 4 2.91m (9'7") x 2.15m (7'1")
laminate flooring

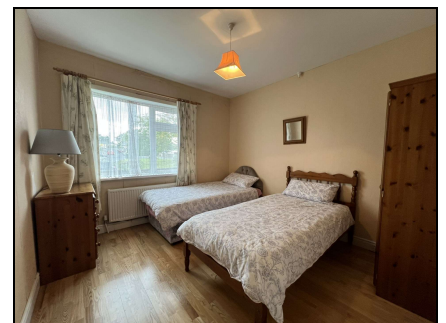
Bathroom 2.61m (8'7") x 2.16m (7'1")
invalid style electric shower with handrails, wc, whb, mirror, heated towel rail, recessed lights, extractor fan, fully tiled floor to ceiling

Bedroom 2 3.09m (10'2") x 3.22m (10'7")
fitted wardrobes, carpet

Bedroom 1 4.19m (13'9") x 3.43m (11'3")
mirrored Sliderobes, carpet

Bedroom 3 3.13m (10'3") x 3.42m (11'3")
laminate flooring

Attached Garage & Boiler house 2.14m (7'0") x 7.89m (25'11")
with up & over garage door, security alarm



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