

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

Q1

No.5324



40 Connolly Park, Clonmel E91 E434

- 3-bed with garden and off-street parking
- PVC windows, gas heating, inset stove in Sitting room
- End of terrace, access to rear, garden shed
- Excellent location, close to schools, hospital and all amenities
- Easy access to town centre and N24
- Built 1949

Guide Price €265,000



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



40 Connolly Park, Clonmel E91 E434

P F Quirke & Co. Ltd are delighted to present No. 40 Connolly Park to the market – a superb opportunity to acquire a well maintained end-of-terrace two-storey residence with private rear garden and off-street parking.

Ideally located in a much sought-after, well-established residential area, this charming home enjoys a prime position within walking distance of the town centre, South Tipperary General Hospital, and a selection of primary and secondary schools, offering exceptional convenience for families and professionals alike.

The property benefits from PVC double glazing, gas-fired central heating, and upgraded insulation to both the attic and exterior, ensuring comfort and energy efficiency throughout the year.

The spacious accommodation briefly comprises: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, and Family Bathroom at ground floor level. Upstairs offers three well-proportioned Bedrooms.

Externally, the property features a private rear garden with both timber and concrete storage sheds – ideal for additional storage or hobby use.

Presented in excellent condition throughout and ready for immediate occupation, this turn-key home will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall 1.97m (6'6") x 4.86m (15'11")
understairs storage, cloak press

Sitting Room 3.82m (12'6") x 3.61m (11'10")
Solid Fuel inset stove, laminated flooring.

Kitchen/Dining 2.82m (9'3") x 3.39m (11'1")
units at eye & floor level, spacious hot press.

Utility 1.73m (5'8") x 2.23m (7'4")
tiled floor, PVC rear door.

Bathroom 2.72m (8'11") x 2.8m (9'2")
comprising bath and shower, wc, whb.

Landing 0.89m (2'11") x 2.86m (9'5")

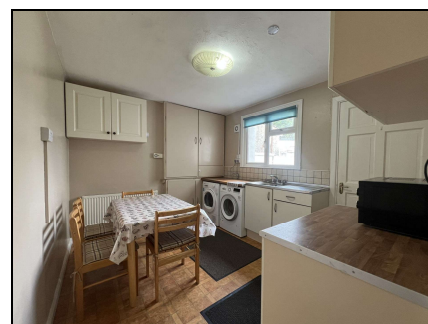
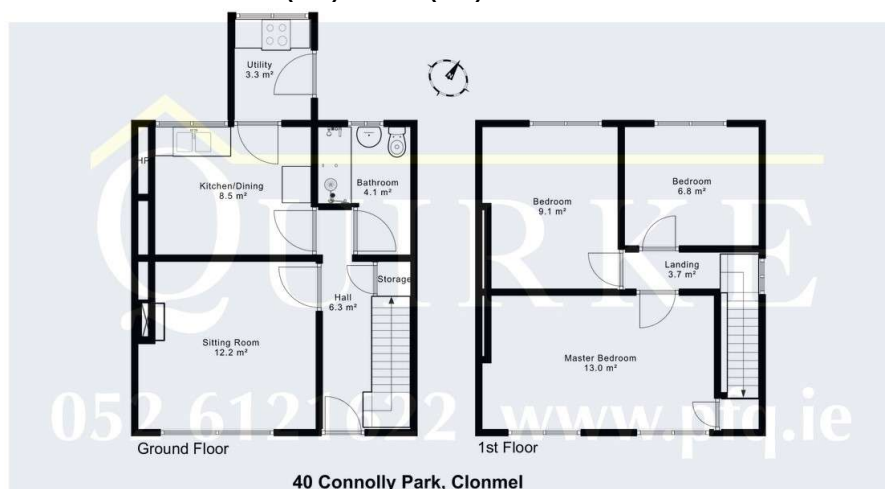
Master Bedroom 2.91m (9'7") x 4.96m (16'3")
with fitted wardrobe.

Bedroom 2 2.96m (9'9") x 3.61m (11'10")

Bedroom 3 2.61m (8'7") x 2.93m (9'7")
laminated flooring.

Shed 1.69m (5'7") x 2.9m (9'6")

Timber Garden Shed 1.97m (6'6") x 2.07m (6'9")



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

