

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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W453

No.5309



## 39 Ard Aoibhinn, Clonmel E91 NV07

- 3 Bedrooms
- Gas central heating, double glazed windows
- Situate in popular housing estate
- Near Clonmel Town centre
- Side access to rear garden

**Guide Price €235,000**



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# 39 Ard Aoibhinn, Clonmel E91 NV07

Brought to the market by P.F. Quirke & Co. Ltd is an excellent three bed semi in a popular residential location, easy access to the by-pass and Clonmel town centre. Ideal first time buyer or rental property, due to proximity to Boston/Abbott. Ground floor accommodates large entrance hall with under stairs storage, sitting room and kitchen/diner with extensive kitchen units and sliding door to back garden. Upstairs are three bedrooms all with built-in wardrobes and a bathroom. Early inspection is advised.

## Entrance Hall 4.41m (14'6") x 1.87m (6'2")

Tiled floor, under stair storage.

## Living Room 3.69m (12'1") x 3.68m (12'1")

Laminate flooring, open fire place.

## Kitchen/Dining Room 3.12m (10'3") x 5.68m (18'8")

Tiled floor, units at eye and floor level, sliding door to rear.

## Upstairs Landing 2.67m (8'9") x 2.09m (6'10")

Carpet.

## Bathroom 1.86m (6'1") x 2.08m (6'10")

Tiled floor to ceiling, w/c, whb, bath with electric shower.

## Bedroom 1 3.31m (10'10") x 3.5m (11'6")

Laminate flooring, built in wardrobe.

## Bedroom 2 3.86m (12'8") x 2.99m (9'10")

Laminate flooring, built in wardrobe.

## Bedroom 3 2.79m (9'2") x 20.59m (67'7")

Laminate floor, built in wardrobe.

