

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

B786

No.5218



15 Tivoli Heights, Clonmel E91 RY22

- 4 bed, 3 bath residence
- PVC windows, Gas heating
- Off street parking
- Enclosed garden with garden shed and Side access
- Great location

Guide Price €350,000



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Brought to the market by PF Quirke & Co., this impressive 4-bedroom, two-storey semi-detached home is perfectly positioned in a sought-after residential area just off the Waterford Road — only minutes from the N24 and town centre for easy access and convenience.

Accommodation includes an inviting entrance hall, spacious sitting room, open-plan kitchen/dining area, utility room, guest wc and a study/Bedroom 4 at ground level. Upstairs, you'll find three further bedrooms and two bathrooms, offering plenty of space for modern family living.

The home features PVC windows and efficient gas-fired central heating. To the rear is a private garden with a patio area and garden shed — ideal for relaxing or entertaining.

This property is beautifully maintained and ready to move into, making it an ideal choice for families or first-time buyers seeking comfort, space, and a great location.

Early viewing is highly recommended.

Entrance Hall 1.68m (5'6") x 1.54m (5'1")
semi solid timber flooring



Sitting Room 4.4m (14'5") x 3.8m (12'6")
bay window (5m into bay), open fire, timber mantle & surround, metal inset, granite base, semi solid timber flooring



Bedroom 4/Study 2.62m (8'7") x 4.83m (15'10")
timber flooring



Kitchen/Dining Room 3.49m (11'5") x 5.68m (18'8")
tile floor, fitted kitchen units at eye & floor level, electric oven & hob, dishwasher, fridge/freezer, PVC sliding doors to garden

Utility 1.58m (5'2") x 2.6m (8'6")
fitted unit and worktop, plumbed for washing machine

Guest wc 0.88m (2'11") x 1.52m (5'0")
with wc, whb



Upstairs Landing 2.04m (6'8") x 2.77m (9'1")
carpet, spacious hotpress, Stira stairs to attic

Bathroom 2.23m (7'4") x 1.83m (6'0")
bath with shower, wc, whb, painted timber floor

Bedroom 2 3.71m (12'2") x 3.3m (10'10")
fitted wardrobe, carpet

Bedroom 1 4.98m (16'4") x 3.14m (10'4")
fitted wardrobe, timber flooring

En-Suite 1.56m (5'1") x 1.87m (6'2")
electric shower, wc, whb, painted timber floor

Bedroom 3 2.58m (8'6") x 2.73m (8'11")
fitted wardrobe, painted timber flooring



Total Floor Area: 117 sqm (1259 sqft)

BER C3

