

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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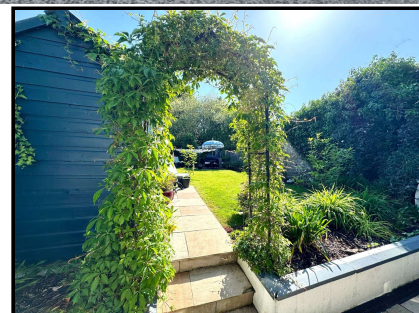
No.5533



16 Bolton St, Clonmel, E91 KC44

- 3 Bed, 2 Bath Town house
- Short walk to Clonmel Town Centre
- Recently renovated
- PVC Sash Windows & Internal Shutters
- Oil fired central Heating

Guide Price €275,000



44 Gladstone Street Clonmel County Tipperary
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16 Bolton St, Clonmel, E91 KC44

Brought to the market by PF Quirke & Co., this impressive three-bedroom townhouse is ideally located just a short stroll from Clonmel town centre.

No. 16 has been thoughtfully renovated and beautifully brought into the 21st century, while still paying homage to its rich heritage. Updated features such as elegant sash windows with shutters and a stunning claw-foot bathtub perfectly complement the homes character, reflecting its nearly 150 year history.

The property has been fully rewired and re plumbed throughout, offering modern comfort and peace of mind. To the rear, a substantial kitchen and dining extension creates a bright and spacious heart of the home, complete with a generous pantry for additional storage.

The ground floor accommodation includes a large living room, a spacious double bedroom, and a stylish bathroom featuring the charming claw-foot tub. Upstairs, there are three further bedrooms and a second bathroom, providing excellent family accommodation.

To the rear, the property boasts a large, well-maintained east facing garden, ideal for enjoying the morning sunshine.

This exceptional home showcases the incredible potential of historic town houses, blending period charm with contemporary living. Early viewing is highly recommended—contact us today to arrange yours.

Entrance Hallway 0.96m (3'2") x 7.11m (23'4")

Laminate flooring

Living Room 3.14m (10'4") x 5m (16'5")

Spacious room with feature fireplace, laminate flooring

Bedroom 3.2m (10'6") x 3.81m (12'6")

Downstairs bedroom with ample space for double bed, feature fireplace, laminate flooring

Bathroom 3.14m (10'4") x 2.66m (8'9")

Spacious with free standing bathtub, WC, WHB and laminate flooring

Kitchen/Dining Room 4.48m (14'8") x 3.69m (12'1")

Well proportioned, bright room which benefits from french doors providing access to rear and 2 Velux windows. Finished with modern fitted floor units and laminate flooring

Pantry 1.65m (5'5") x 1.51m (4'11")

Provides extra storage space to the kitchen, laminate flooring, fitted shelving and wired for fridge and lighting

Bedroom 4.43m (14'6") x 4.11m (13'6")

Well proportioned, carpet flooring

Bedroom 3.17m (10'5") x 4.16m (13'8")

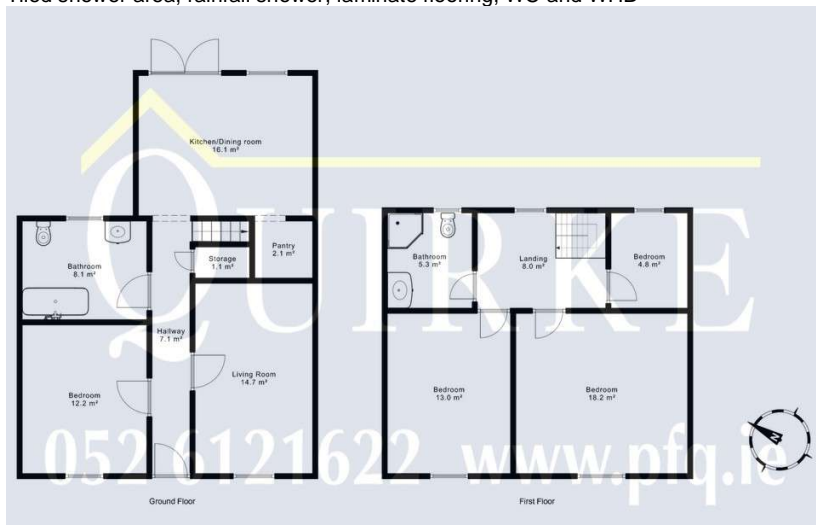
Well proportioned, carpet flooring

Bedroom 1.73m (5'8") x 2.46m (8'1")

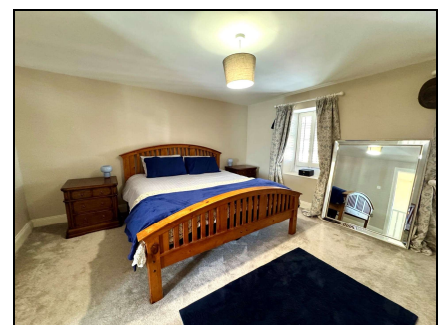
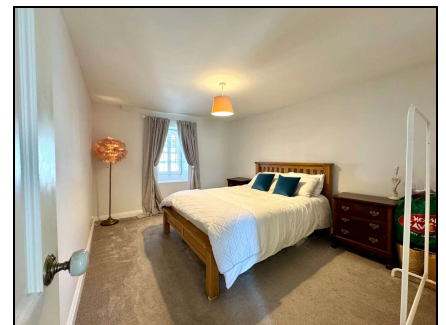
Carpet flooring

Bathroom 2.17m (7'1") x 2.43m (8'0")

Tiled shower area, rainfall shower, laminate flooring, WC and WHB



Total Floor Area: 103 sqm (1109 sqft)



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