

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

D484

No.5428



101 Crann Ard, Clonmel E91 V4H3

- Built 2004
- Gas central heating
- Close to Clonmel Town Centre
- 3 Bedrooms, 1 bathroom
- Garden space with timber decking

Guide Price €240,000



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Brought to the market is this excellent three bed two storey semi detached residence with good size garden, just off the Fethard road, close to bypass and a short distance from town centre. The property has been well maintained, is in splendid decorative order throughout and is in 'move in' condition. The accommodation comprises Entrance hall with solid teak hall door, impressive hallway with solid teak staircase encompassing a downstairs Cloakroom. Off the hallway is a spacious Sitting room with panel glass double doors leading to Kitchen/Diner which has fitted units at eye and floor level and integrated appliances. French doors lead to a timber deck and private back garden. Upstairs are three modern Bedrooms and main Bathroom. There are double glazed pvc windows and gas heating. This is an attractive, well-located home that will appeal to a wide range of purchasers and is strongly recommended for early inspection.

Entrance hall 3.89m (12'9") x 1.91m (6'3")
teak front door, solid oak timber flooring

Cloakroom 0.79m (2'7") x 1.52m (5'0")
comprising wc, whb, mirror, extractor fan, tile floor

Sitting room 3.89m (12'9") x 3.43m (11'3")
timber mantle and fire surround, metal inset, granite base, solid oak timber flooring, panelled glass double doors leading to

Kitchen/Dining room 5.56m (18'3") x 2.51m (8'3")
fitted kitchen with a range of eye and floor level units, integrated electric oven, gas hob, stainless steel extractor hood, dishwasher, washing machine, fridge/freezer, fitted water softener, tile flooring, pvc double doors leading to decking area and garden

Upstairs landing 2.54m (8'4") x 2.24m (7'4")
with good sized hotpress, stairs to partly floored attic

Bathroom 2.06m (6'9") x 1.83m (6'0")
comprising bath, electric shower, wc, whb, mirror, shaving light, medicine cabinet, fully tiled floor to ceiling

Bedroom 3.2m (10'6") x 3.05m (10'0")
with fitted mirrored wardrobes and chest of drawers unit, solid oak timber floor

Bedroom 3.35m (11'0") x 2.59m (8'6")
laminate flooring

Bedroom 2.84m (9'4") x 2.24m (7'4")
fitted mirrored wardrobes and shelving, laminate flooring



BER D1

