

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

J72

No.5360



The Orchard, Albert Close, Clonmel, E91 AY76

- Two-bedroom bungalow in a prime town centre location
- Situated on Albert Street, within walking distance of all town amenities
- Quiet and convenient setting in the heart of Clonmel
- PVC double-glazed windows
- Oil fired central heating

Guide Price €250,000



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P.F. Quirke & Co. Ltd. are delighted to offer a very rare opportunity to purchase a detached two-bedroom bungalow in a prime town-centre location.

Situated on Albert Street, this charming property enjoys a quiet yet highly convenient position, just a short stroll from all of Clonmel's excellent amenities — including shops, cafés, restaurants, schools, churches and entertainment venues. Properties of this type and location seldom come to the market, making this an exceptional opportunity for those seeking town-centre living with privacy and comfort.

The accommodation is well proportioned and includes: porch and entrance hall, bright living room with feature fireplace, kitchen/dining room with ample fitted units, utility room providing additional storage and functionality, main bathroom and two bedrooms. The property has been decorated and maintained to a good standard, featuring PVC double-glazed windows and oil-fired central heating, ensuring warmth and efficiency throughout. Outside, there is an easily managed garden area, ideal for outdoor living, with off-street parking.

This bungalow offers a perfect balance of convenience, comfort and independence, appealing equally to first-time buyers, downsizers, or those seeking an investment in a strong residential location. Early inspection is highly recommended — town-centre detached bungalows of this calibre are a true rarity.

Porch 1.59m (5'3") x 0.54m (1'9")

Hall 4.26m (14'0") x 1.03m (3'5")

Tiled floor, storage press.



Living room 4.29m (14'1") x 3.57m (11'9")

Solid oak floor, marble mantle, Granite surround & hearth, solid fuel stove



Kitchen/ Dining 4.19m (13'9") x 3.01m (9'11")

Tiled floor, units at eye and floor level



Utility 2.33m (7'8") x 1.81m (5'11")

Tiled floor, units at eye level

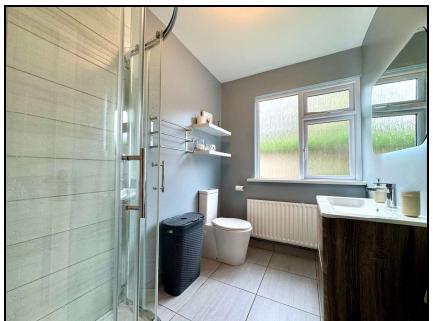


Bathroom 1.75m (5'9") x 2.52m (8'3")

Tiled floor, tiled shower area, wc, whb

Bedroom 2.41m (7'11") x 3.67m (12'0")

Laminate floor



Bedroom 4.91m (16'1") x 2.93m (9'7")

Slidrobes, laminate floor



Total Floor Area: 65 sqm (700 sqft)

