

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

O2207

No.5401



## 3 Dun Uisce, Cahir E21 E735

- 3 Bedrooms, 2 bathrooms
- Teak double glazed windows
- Oil fired central heating
- Enclosed rear garden with pedestrian rear access
- Garden shed

**Guide Price €225,000**



# 3 Dun Uisce, Cahir E21 E735

Brought to the market by PF Quirke & Co. is an excellent 2-storey mid-terrace residence located in a popular residential estate within walking distance of the schools, Duneske Leisure Centre, town centre and all amenities. The property has been well maintained and is in splendid decorative order throughout. It offers the following accommodation: Ground floor; entrance hall with tiled floor and pine staircase, sitting room with solid fuel fireplace (timber mantle and granite base), kitchen/dining room with fitted units at eye and floor level, tiled floor, guest w/c. Upstairs are 3 bedrooms and 2 bathrooms. The property has the benefit of oil fired central heating and double glazed windows. Enclosed garden to the rear with gated pedestrian access. This will make an ideal starter home or for investment. Early inspection invited.

**Hallway 1.85m (6'1") x 5.81m (19'1")**  
Teak front door, tiled flooring, pine stairs.

**Guest w/c 1.63m (5'4") x 1.44m (4'9")**  
Tiled floor and splashback, w/c, whb,

**Sitting Room 5m (16'5") x 3.81m (12'6")**  
Solid fuel fire, timber mantle, granite base, woodgrain double sliding doors to garden, laminate flooring.

**Kitchen/Dining Room 2.99m (9'10") x 4.18m (13'9")**  
Bay window (6.15 into bay), tiled floor, fitted units at eye and floor level, washing machine, dryer, fridge, electric cooker.

**Upstairs Landing 2.16m (7'1") x 3.7m (12'2")**  
Carpet, velux window, spacious hotpress.

**Bedroom 1 2.81m (9'3") x 4.98m (16'4")**  
Carpet.

**En-suite 0.88m (2'11") x 2.01m (6'7")**  
Shower area tiled, electric shower, w/c, whb, mirror.

**Bathroom 2.72m (8'11") x 1.52m (5'0")**  
Bath, electric shower over bath, w/c, whb, velux window.

**Bedroom 2 2.61m (8'7") x 4.1m (13'5")**  
Carpet

**Bedroom 3 2.29m (7'6") x 3.09m (10'2")**  
Carpet.

