

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



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B791

No.5393



23 King Street, Clonmel, E91 XN97

- 1 Bed, 1 Bath
- Gas fired central heating
- Town centre location
- Perfect for downsizing or retirement opportunity
- Vacant Homes grant eligible

Guide Price €110,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



23 King Street, Clonmel, E91 XN97

Brought to the market by PF Quirke, this charming mid-terrace home offers an ideal location on King Street, just off Thomas Street and within easy walking distance of Clonmel town centre.

This well presented home accommodates an Entrance Hall, Living room, Kitchen, Dining area, Bedroom and bathroom as well as a floored attic, providing excellent potential for additional storage or flexible use. The property is low maintenance throughout, making it a perfect choice for those seeking a comfortable retirement home or a smart investment opportunity.

With its convenient location and easy access to all local amenities, this property represents great value in today's market. This home has been vacant in excess of 2 years so should be eligible for the Vacant Homes grant.

Contact us to book your viewing today.

Entrance Hall 0.97m (3'2") x 4.67m (15'4")

Laminate floor

Living Room 2.61m (8'7") x 4.63m (15'2")

Carpet, electric fire

Bedroom 4.06m (13'4") x 2.05m (6'9")

Carpet

Kitchen 2.2m (7'3") x 2.4m (7'10")

Tiled floor, units at eye and floor level

Dining Area 2.6m (8'6") x 4.2m (13'9")

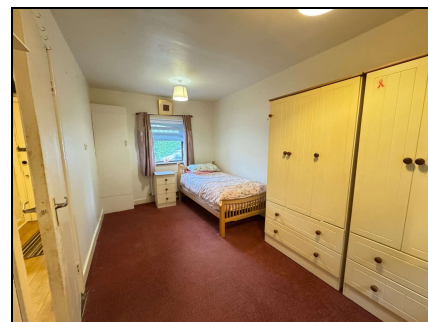
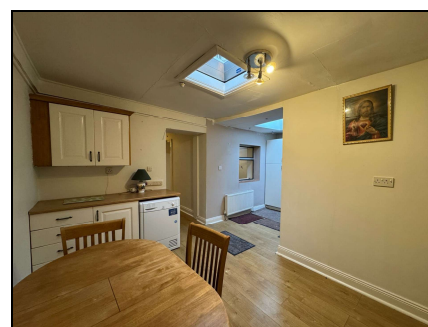
Laminate floor

Bathroom 2.1m (6'11") x 1.7m (5'7")

Tiled floor, tiled shower area, w/c, whb

Attic 5.37m (17'7") x 4.06m (13'4")

Carpet, velux window



Total Floor Area: 67 sqm (721 sqft)



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