

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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No.5482



Castlequarter, Ardfinnan E91 T990

- Excellent rural location with the convenience of a short walk to the village
- Oil central heating
- South facing views over village of Ardfinnan to Castle and mountains
- Tarmac driveway

Guide Price €320,000



44 Gladstone Street Clonmel County Tipperary
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Castlequarter, Ardfinnan E91 T990

Fabulous 4 bed, 3 bath house with 3 reception rooms on 1.3 acres and large detached garage. The property is situate on a large elevated site with fabulous South facing scenery to the mountains, Ardfinnan castle and village. Accomodation entrance hall, Living room, Dining room, Kitchen, Utility, Bedroom, Bathroom, sitting room & second bedroom with ensuite at ground floor. There are a further 2 bedrooms and a bathroom on the second floor. Locate just a short walk from Ardfinnan village and all its amenities, the property provides easy access to both Cahir and Clonmel. This is an imposing residence with great accommodation and a large mature site. A large detached garage adds great storage space with the gardens are also spacious and private. We recommend early inspection.

Entrance Hall 1.4m (4'7") x 2.21m (7'3")
with tiled floor.

Family Room 3.53m (11'7") x 4.22m (13'10")
with double French doors to garden at rear.

Sitting Room 4.29m (14'1") x 4.5m (14'9")
with pine floor, feature cut stone fireplace, door to...

Dining Room 2.95m (9'8") x 3.51m (11'6")
with pine floor. Archway to...

Kitchen/Breakfast Room 3.48m (11'5") x 3.58m (11'9")
with tiled floor, fitted units at eye and floor level, integrated dishwasher, sink and drainer.

Utility 2.01m (6'7") x 3.61m (11'10")
with tiled floor, fitted units, worktop, sink and drainer.

Bedroom 1 3.12m (10'3") x 3.89m (12'9")
with double built in wardrobes.

En Suite 0.97m (3'2") x 3.89m (12'9")
with tiled floor, part tiled walls, wc, whb, electric shower.

Bedroom 2 3.35m (11'0") x 3.76m (12'4")

Downstairs Bathroom 1.83m (6'0") x 3.66m (12'0")
tiled floor, wc, whb, bidet and electric shower.

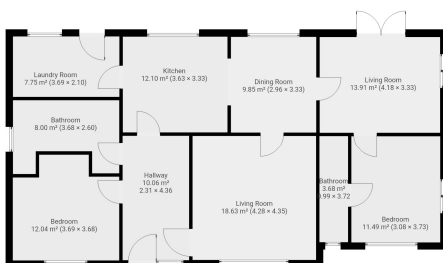
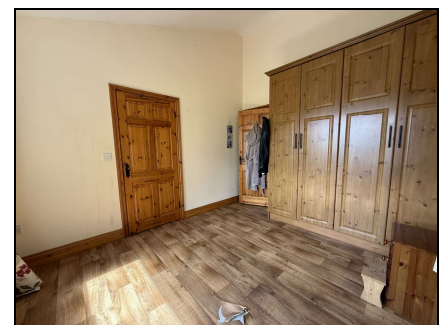
Upstairs

Bedroom 3 3.81m (12'6") x 4.98m (16'4")
with double built in wardrobe.

Bedroom 4 4.19m (13'9") x 4.98m (16'4")
with double built in wardrobe.

Bathroom 1.93m (6'4") x 2.44m (8'0")
with bath, wc, whb, part tiled walls.

Detached Garage 3.71m (12'2") x 7.32m (24'0")
Service kit in floor and roller door, side access door. Further storage heating area.



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