

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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S466

No.5361



43 Ard Aoibhinn, Clonmel, E91 E361

- 4 Bed, 3 Bath
- South facing rear garden
- Walking distance to Abbott & Boston Scientific
- Smart Gas heating system
- Turnkey

Guide Price €290,000



44 Gladstone Street Clonmel County Tipperary
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43 Ard Aoibhinn, Clonmel, E91 E361

Brought to the market by PF Quirke and Co is this beautiful recently modernised four bed, three bath home offering a perfect blend of comfort, style, and convenience in a popular residential development.

The property features a sleek modern kitchen with high quality finishes, a cosy and inviting living room, and three spacious double bedrooms (one with en-suite) along with a well-proportioned single bedroom.

The home also benefits from a smart gas heating system for energy efficient comfort and is fully alarmed for peace of mind.

Outside, the south facing garden provides an ideal space for relaxing or entertaining, with low maintenance composite decking and picturesque views of the Comeragh Mountains.

Located within walking distance of Abbott and Boston Scientific and offering easy access to the N24, this property combines modern living with a superb, convenient location. Contact us today to book your viewing.

Porch 1.06m (3'6") x 0.05m (2")

Tiled floor

Hallway 5.04m (16'6") x 1.08m (3'7")

Tiled floor

Living room 3.93m (12'11") x 4.46m (14'8")

Laminate floor, Gas fire, granite surround, timber mantle

Kitchen 5.08m (16'8") x 3.25m (10'8")

Tiled floor, units at eye and floor level, sliding door to rear garden

Bedroom 2.98m (9'9") x 4.24m (13'11")

Laminate floor, sliderobes

Storage 1.09m (3'7") x 1.06m (3'6")

WC 0.88m (2'11") x 1.6m (5'3")

wc, whb

Landing 2.9m (9'6") x 2.09m (6'10")

Carpet

Bedroom 2.09m (6'10") x 2.76m (9'1")

Laminate floor, wardrobe

Bedroom 3.73m (12'3") x 4.05m (13'3")

Carpet, sliderobes

Bedroom 3.01m (9'11") x 3.04m (10'0")

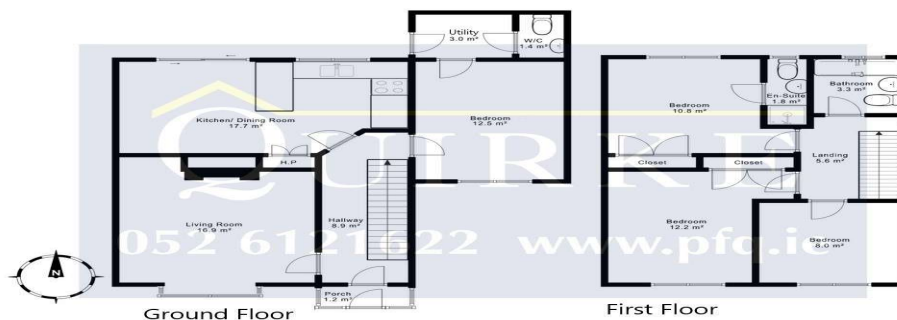
Laminate floor

En-Suite 0.8m (2'7") x 2.3m (7'7")

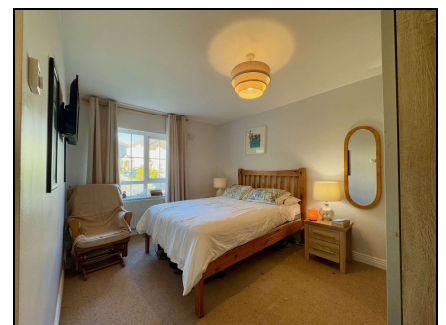
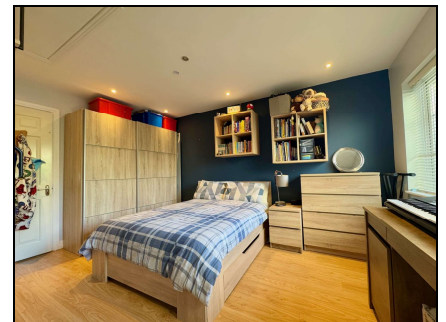
Tiled floor/ walls, shower, wc, whb

Bathroom 1.76m (5'9") x 2.06m (6'9")

Tiled floor/ walls, electric shower, wc, whb



Total Floor Area: 96 sqm (1033 sqft)



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