

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


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

T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty



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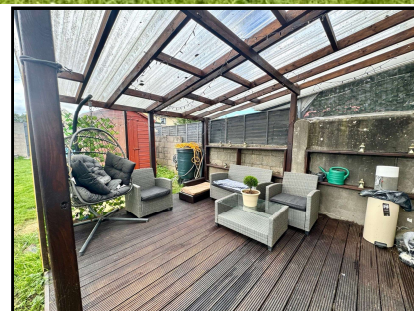
No.5548



36 Wheatfields, Clonmel, E91 YX33

- 4 Bed, 2 Bath
- Excellent location, Mature area
- PVC windows & Oil FCH
- Enclosed rear garden

Guide Price €295,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



36 Wheatfields, Clonmel, E91 YX33

PF Quirke & Co. Ltd. are delighted to present this excellent four-bedroom dormer residence, ideally located in a quiet cul-de-sac on the western side of Clonmel. The property is situated adjacent to Poppyfield Retail Park and The Talbot Hotel, while being within easy reach of the town centre and all local amenities.

Well-maintained throughout, the accommodation comprises an entrance hall, a tastefully decorated sitting room, modern kitchen/ living room, utility room, bedroom and bathroom on the ground floor. Upstairs, there are three further bedrooms and a family bathroom with separate shower and bath. The property benefits from PVC double-glazed windows and oil-fired central heating. To the rear, a pergola provides an attractive outdoor space, while the garden featuring a large steel and timber shed backs onto a large green area with gated access, making it ideal for families.

Conveniently located just minutes from the N24 and approximately ten minutes from the M8 motorway, the property offers easy access to both Cork and Dublin.

This is a superb opportunity to acquire a quality family home in a sought-after residential location, and early viewing is highly recommended.

Entrance Hall 3.36m (11'0") x 2.04m (6'8")
Tile floor, composite door

Inner Hallway 2.97m (9'9") x 0.8m (2'7")
Tile floor, access to attic space

Living Room 5m (16'5") x 3.02m (9'11")
Feature fireplace, floor to ceiling window, wall panelling

Kitchen/Dining Room 7.32m (24'0") x 3.26m (10'8")
Tile floor and backsplash, fitted wall and floor units, breakfast bar, coving, feature fireplace, solid fuel stove

Utility 3.12m (10'3") x 2.72m (8'11")
Tile floor, plumbed for washing machine, access to rear

Downstairs Bedroom 3.7m (12'2") x 2.74m (9'0")
Front facing, laminate flooring, coving

Shower Room 1.78m (5'10") x 1.45m (4'9")
Fully tiled walls and floor, WC, WHB, electric shower, extractor fan

Landing 2.03m (6'8") x 1.56m (5'1")
Solid wood floor, Velux window, access to attic, wall panelling on stairway

Bedroom 2 3m (9'10") x 2.65m (8'8")
Laminate flooring, Velux window

Bedroom 3 4.42m (14'6") x 3.35m (11'0")
Solid wood floor

Bedroom 4 3.01m (9'11") x 3.05m (10'0")
Solid wood floor, coving, built in wardrobe

Bathroom 1.35m (4'5") x 3.51m (11'6")
Tiled floor/ walls, separate bath/ shower area, wc, whb



Total Floor Area: 109 sqm (1173 sqft)



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