

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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L443

No.5377



Kilmore, Clonmel, E91 EE35

- Detached bungalow residence
- 3 Bedrooms, 1 Bathroom
- Oil central heating
- Excellent scenery and views of Slievenamon



Guide Price €315,000

44 Gladstone Street Clonmel County Tipperary
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Kilmore, Clonmel, E91 EE35

Brought to the market by PF Quirke & Co., this excellent three-bedroom detached bungalow residence stands on a generous site of approximately 0.5 acres in a peaceful rural setting close to Powerstown and within easy reach of Clonmel and Kilsheelan. The property has been upgraded and modernised over the years and is presented in good condition throughout, benefiting from woodgrain PVC double-glazed windows and oil-fired central heating. Accommodation comprises an entrance porch, hallway, sitting room, kitchen/dining room, three bedrooms and a family bathroom. The well-maintained site extends to approximately half an acre, is predominantly laid to lawn and enjoys stunning views of Slievenamon and the surrounding countryside. Offering an ideal blend of rural tranquillity and convenient access to local amenities, this attractive home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Entrance hall 2.51m (8'3") x 1.88m (6'2")
Teak front door, tile floor, PVC windows

Hallway 4.98m (16'4") x 0.99m (3'3")
Composite split stable door, tile floor

Living Room 3.81m (12'6") x 3.29m (10'10")
Feature fireplace, solid fuel stove, laminate floor

Kitchen/Dining room 5.31m (17'5") x 4.52m (14'10")
Fitted floor and wall units, spacious built in storage and hot press, lino floor

Bedroom 3.28m (10'9") x 3.1m (10'2")
Laminate floor, built in wardrobes, front facing

Bedroom 3.97m (13'0") x 2.74m (9'0")
Laminate flooring, built in wardrobe

Bedroom 4.24m (13'11") x 2.57m (8'5")
Laminate flooring

Bathroom 3.3m (10'10") x 1.7m (5'7")
Fully tiled walls and floor, walk in electric shower, WC, WHB

Attached Garage/Store 5.18m (17'0") x 3.56m (11'8")



Total Floor Area: 102 sqm (1098 sqft)



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