

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

B787

No.5349



35 Abbey Meadows, Clonmel, E91 W867

- 4 Reception, 4 bed, 3 bath Residence in good location
- Cul de sac location
- Oil fired central heating
- Ideal family home
- Close to N24

Guide Price €470,000



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



35 Abbey Meadows, Clonmel, E91 W867

Brought to the market by PF Quirke & Co. is a truly superb family residence located in the highly sought-after Abbey Meadows location, Clonmel.

This exceptional detached home offers generous and versatile living space with 4 bedrooms, 4 reception rooms and 3 bathrooms, making it ideal for modern family living.

Set within a quiet cul-de-sac with no passing traffic, the property enjoys a private and peaceful setting. The mature, landscaped gardens are beautifully maintained, with established planting, manicured lawns and the benefit of a garden shed.

Internally, the accommodation is both spacious and well-proportioned. At ground floor level there is a welcoming porch and entrance hall, a large sitting room, elegant dining room, bright kitchen/breakfast room, study, sun room, utility and guest w/c.

Upstairs the property continues to impress with 4 bedrooms, 2 bathrooms and a dressing room, offering excellent space and flexibility.

This fine home has been tastefully decorated and maintained to an exceptionally high standard. Benefiting from oil-fired central heating and PVC windows, it is presented in turnkey condition and ready for immediate occupation.

Abbey Meadows is a prime residential location, combining peace and privacy with close proximity to schools, shops, Hotel, the N24 and the town centre. This is a rare opportunity to acquire such a quality home in one of Clonmel's most desirable addresses.

Entrance Porch 1.69m (5'7") x 2.34m (7'8")
tiled floor

Entrance Hall 3.4m (11'2") x 1.53m (5'0")
tile floor

Guest wc 1.12m (3'8") x 1.46m (4'9")
wc, whb with tile splashback

Kitchen/Dining Room 4.93m (16'2") x 3.08m (10'1")
tile floor, tile splashback, wood units at eye and floor level, electric stove top

Living Room 4.68m (15'4") x 5.03m (16'6")
carpet, marble mantelpiece, open fireplace, double doors leading to...

Dining Room 3.08m (10'1") x 4.93m (16'2")
carpet, double doors leading to ...

Sunroom 4.67m (15'4") x 3.48m (11'5")
tile floor, double doors to garden

Utility 1.45m (4'9") x 4.11m (13'6")
units at floor level, rear door to back yard

Sitting Room 3.8m (12'6") x 3.69m (12'1")
solid fuel stove

First floor Landing 4.15m (13'7") x 2.94m (9'8")
carpet

Bedroom 1 3.6m (11'10") x 2.58m (8'6")
with built-in wardrobe

Bedroom 2 3.91m (12'10") x 3.14m (10'4")
built-in wardrobe

Main Bathroom 2.06m (6'9") x 1.97m (6'6")
tiled floor and walls, wc, whb, bath

Bedroom 3 2.51m (8'3") x 3.29m (10'10")

Bedroom 4 3.01m (9'11") x 3.72m (12'2")
lino floor, built-in wardrobe

En-Suite 1.06m (3'6") x 2.06m (6'9")
shower, wc, whb, tiled walls and floor

Walk-in Wardrobe/Bonus space 2.01m (6'7") x 5.14m (16'10")
carpet, access to the attic



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

