

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



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V3

No.5338



8 Longfield Avenue, Clonmel E91 W8H0

- 3 Bed, 3 Bath
- Gas fired central heating, PVC double glazed windows
- Within walking distance of major employers & Town centre
- Off street parking

Guide Price €320,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



8 Longfield Avenue, Clonmel E91 W8H0

Brought to the market by P.F. Quirke & Co. Ltd is this excellent 3-bedroom semi-detached home in the popular Longfield estate, Clonmel.

Ideally located close to the town centre, this superb property offers convenient access to Boston Scientific, Abbott and the N24, making it perfect for modern living.

Accommodation is bright, spacious and well laid out, comprising an entrance hall, comfortable living room, open-plan kitchen/dining area, utility room and guest W/C at ground level. Upstairs are three generous sized bedrooms, including a master en-suite, together with a family bathroom.

A Stira leads to a spacious attic, ideal for additional storage.

Externally, the property boasts an enclosed north-facing rear garden with side access, offering privacy and space for outdoor enjoyment as well as excellent views of the Comeraghs.

This is an excellent property in a prime residential location, presented in great condition throughout. Early viewing is highly recommended.

Entrance Hall 1.88m (6'2") x 4.61m (15'1")

Tile floor

Living Room 4.17m (13'8") x 4.29m (14'1")

Solid timber floor, open fire, metal surround, stone mantle, stone hearth

Kitchen/ Dining Room 6.22m (20'5") x 4.32m (14'2")

Tiled floor, units at eye and floor level

Utility 1.99m (6'6") x 1.68m (5'6")

Units at eye and floor level, plumbed for washing machine/ dryer

Bathroom 1.99m (6'6") x 2.05m (6'9")

Tiled floor, WC, WHB

Landing 2.77m (9'1") x 3.07m (10'1")

Carpet, Spacious hotpres

Bedroom 3.07m (10'1") x 2.76m (9'1")

Carpet

Bedroom 3.05m (10'0") x 3.22m (10'7")

Carpet

Bedroom 4.05m (13'3") x 3.44m (11'3")

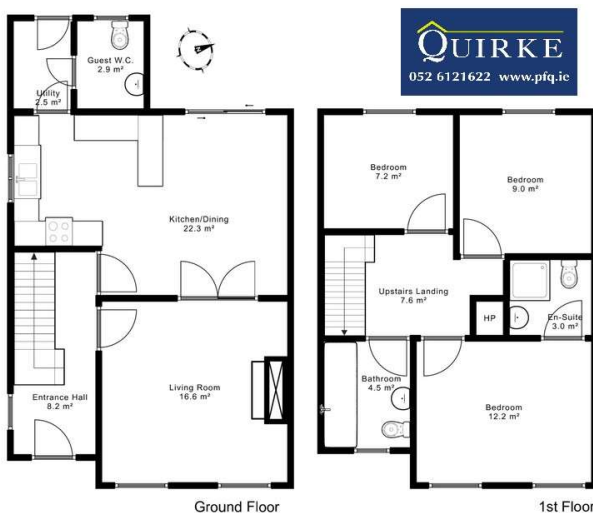
Carpet, built in wardrobe

En-Suite 1.95m (6'5") x 1.68m (5'6")

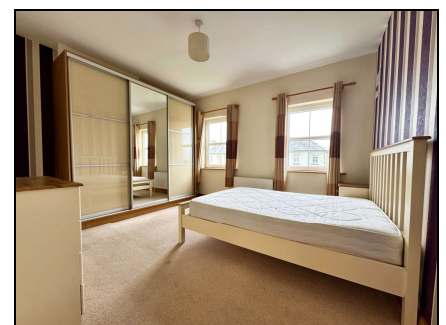
Tiled floor/ wall, WC, WHB, Corner shower

Bathroom 2.07m (6'9") x 1.68m (5'6")

Tiled floor/ walls, WC, WHB, bath



Total Floor Area: 108 sqm (1163 sqft)



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