

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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No.5062



3 Dromard Crescent, Clonmel, E91 H2T6

- Three Bedrooms (Master En-suite)
- Excellent condition throughout
- Ideal family home or investment property
- Prime Location
- Close to Abbott and Boston Scientific, with easy access to the N24

Guide Price €275,000



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



3 Dromard Crescent, Clonmel, E91 H2T6

Brought to the market by P.F. Quirke & Co. Ltd. is an excellent three-bedroom, semi-detached two-storey residence, superbly positioned on an elevated site enjoying south-facing views towards the Comeragh Mountains.

Ideally located in one of Clonmel's most convenient residential areas, this property offers the perfect blend of peaceful surroundings and accessibility. It is within easy reach of major employers such as Abbott and Boston Scientific, and just minutes from the N24 and town centre, providing quick connections to Waterford, Kilkenny, and the M8 motorway.

Accommodation comprises an Entrance Hall, bright Sitting Room, spacious Kitchen/Diner, Guest WC and bedroom at ground floor level. Upstairs are two well-proportioned Bedrooms, a Study and two Bathrooms, including an en-suite master.

Presented in excellent condition throughout, this property has been well maintained and is ready for immediate occupation. It represents an ideal family home or a sound investment in a strong rental location.

Early inspection is highly recommended.

Porch 1.09m (3'7") x 1m (3'3")

Tiled Floor

Hallway 1.08m (3'7") x 4.04m (13'3")

Tiled floor

Kitchen 2.09m (6'10") x 5.33m (17'6")

Tiled floor, units at eye and floor level, sliding doors to patio area

Living room 4.09m (13'5") x 3.47m (11'5")

Solid timber floor, marble mantle, granite hearth, solid fuel stove

W/C 2.99m (9'10") x 1.03m (3'5")

Tiled floor, wc, whb

Downstairs bedroom 2.09m (6'10") x 3.02m (9'11")

Laminate floor

Landing 3.25m (10'8") x 1.47m (4'10")

Carpet, velux window

Bedroom 3m (9'10") x 3.07m (10'1")

Laminate floor

En-Suite 1.04m (3'5") x 1.09m (3'7")

Tiled floor, tiled shower area, velux window

Bedroom 2.57m (8'5") x 3.98m (13'1")

Laminate floor

Bathroom 2m (6'7") x 2.03m (6'8")

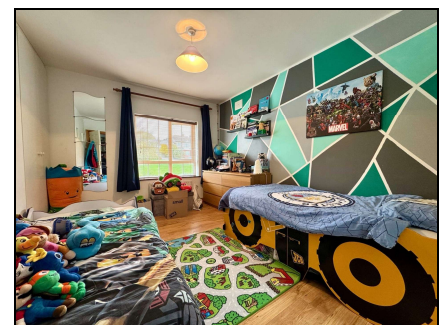
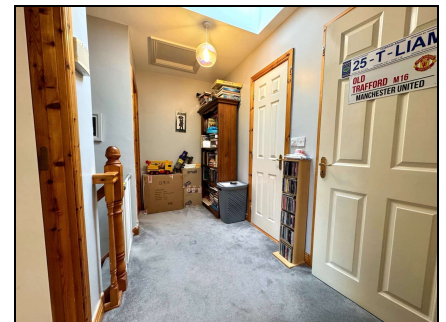
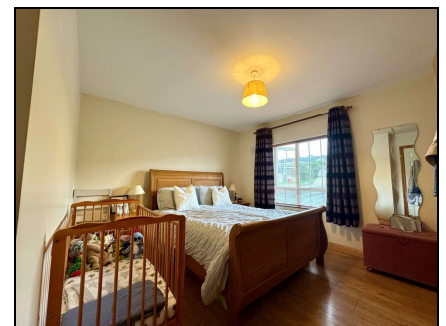
Tiled floor, Tiled bath area, wc, whb

Office 1.69m (5'7") x 4.96m (16'3")

Laminate floor, velux window



Total Floor Area: 78 sqm (840 sqft)



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