

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

P397

No.5403

For Illustration
purposes only



8 Peter St, Clonmel E91 XW01

- 2 Bedrooms, 2 Bathrooms
- Gas central heating
- PVC windows
- Town centre location
- Ideal starter home or investment property

Guide Price €140,000

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



8 Peter St, Clonmel E91 XW01

Brought to the market by PF Quirke and Co. is this centrally located, two bed town house immediately adjacent to shops, schools, and public transport. This turn-key townhouse is ideal as a starter home. The ground floor accommodation comprises an open plan kitchen/living/dining. The second floor consists of two double bedrooms and two bathrooms. This is a rare opportunity to acquire such a residence close to the town centre. Inspection by appointment only arranged through our office. Early viewings are advised

Open Plan Kitchen/Dining/Living 5.74m (18'10") x 4.25m (13'11")

Laminate flooring, units at eye and floor level, gas boiler, sink, plumbed for washing machine, electric oven.

Upstairs landing 2.83m (9'3") x 0.91m (3'0")

Carpet.

Bedroom 1 2.68m (8'10") x 2.4m (7'10")

Carpet, built in wardrobe.

En-suite 1.38m (4'6") x 2.4m (7'10")

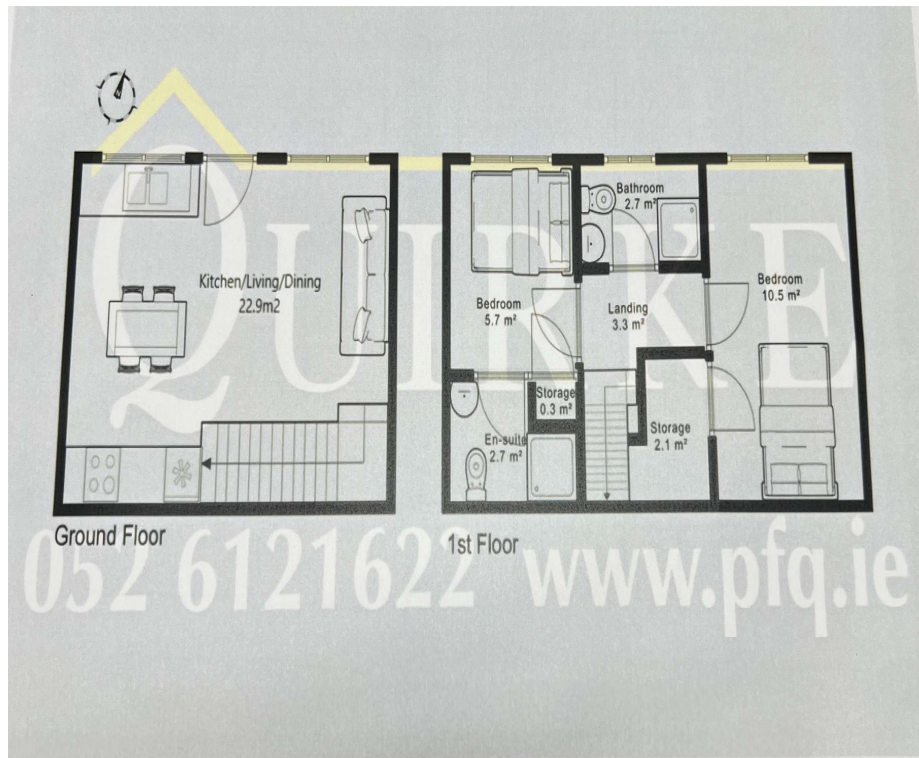
Tiled floor and splashback, w/c, whb, shower.

Bedroom 2 4.44m (14'7") x 2.7m (8'10")

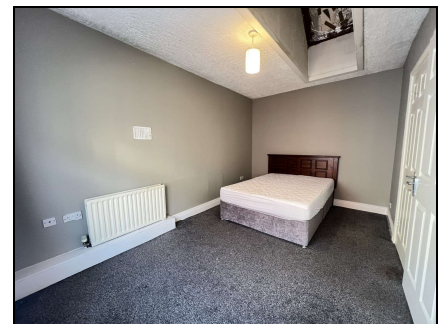
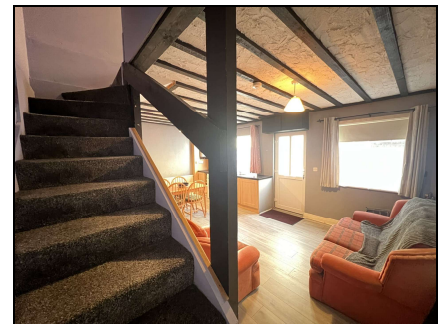
Carpet, walk in wardrobe (1.42 x 1.83)

Bathroom 1.38m (4'6") x 2.31m (7'7")

shower, wc, whb



Total Floor Area: 52 sqm (560 sqft)



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