

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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P395

No.5261



2 Barr An Aird, Clonmel, E91 V2V1

- 4-bed detached house with additional 1-bed annexe
- Excellent BER B3 rating, qualifying the property for Green Mortgage rates
- Prime location close to Boston Scientific, Abbott, schools, shops, and public transport

Guide Price €400,000



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



2 Barr An Aird, Clonmel, E91 V2V1

P.F. Quirke & Co. are delighted to present this exceptional modern residence to the market — a superbly appointed, energy-efficient home boasting a B3 BER rating, situated in one of Clonmel's most sought-after and highly convenient locations.

First occupied in 2016, the property combines contemporary design with spacious, comfortable accommodation throughout. A major feature is the fully self-contained annexe, ideal for generating tax-free rental income of up to €1,000 per month, or alternatively providing independent living space for extended family.

The main residence is bright and modern, with quality finishes and a sunny, south-west facing rear garden, creating an ideal environment for family living.

Importantly, the B3 BER rating ensures excellent energy performance and qualifies the property for Green Mortgage rates, giving purchasers access to some of the lowest interest rates on the market — a significant financial advantage.

Main house accommodation includes a Porch, Entrance Hall, Guest WC, Sitting Room, Kitchen/Diner, Utility and two bedrooms at ground floor, with two bedrooms and two bathrooms at first floor.

Annexe:

One of the outstanding attractions of this property is the self-contained unit, complete with its own private entrance, making it entirely independent from the main residence. Thoughtfully designed and fully equipped, the unit includes a

Kitchen with integrated fridge/freezer, induction hob, oven, and full suite of appliances, Bathroom and Bedroom with built-in wardrobes. This unit has its own broadband connection, independent electricity meter, washing machine and dryer as well as a large attic storage area positioned within easy reach of Boston Scientific, Abbott and excellent public transport links, this property offers an outstanding opportunity for both homeowners and investors. Early inspection advised.

Entrance hall 1.06m (3'6") x 1.69m (5'7")

Hallway 1.14m (3'9") x 7.84m (25'9")

Guest wc 1.45m (4'9") x 1.59m (5'3")
wc, whb

Living room 3.99m (13'1") x 6.05m (19'10")
with bay window, open fireplace

Kitchen/Dining room 3.88m (12'9") x 6.62m (21'9")
units at eye and floor level, integrated oven, fridge, integrated grill, french doors leading to back yard

Utility 2.96m (9'9") x 3.45m (11'4")
plumbed for washing machine, built-in storage, back door to rear garden

Bedroom1 3.88m (12'9") x 2.87m (9'5")

Bedroom 2 2.95m (9'8") x 3.84m (12'7")

Upstairs Landing 1.95m (6'5") x 2.26m (7'5")

Bathroom 1.87m (6'2") x 2.06m (6'9")
bath, wc, whb,

Bedroom 4 3.57m (11'9") x 3.7m (12'2")

Bedroom 5 3.25m (10'8") x 4.57m (15'0")

En-Suite 2.19m (7'2") x 2.26m (7'5")
shower, wc, whb

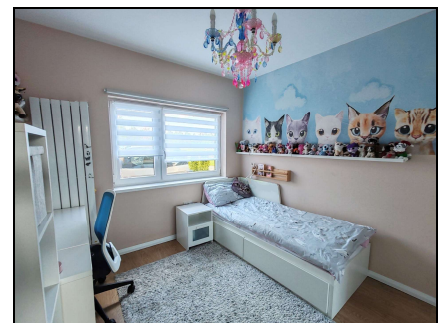
Annexe

Kitchen 2.32m (7'7") x 3.34m (10'11")
kitchen units at eye and floor level

Bathroom 0.88m (2'11") x 3.36m (11'0")
shower, wc, whb

Bedroom 3 2.67m (8'9") x 4.17m (13'8")

Total Floor Area: 159 sqm (1711 sqft)



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