

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.5554



7 The Gables, Clonmel, E91 PX47

- 5 mins walk to Town Centre and Showgrounds SC
- 3 Bedrooms, 1 bathroom, huge and well-fitted living space
- Overlooking River Suir, Blueway & Comeragh Mountains
- Located on 2nd floor - Lift and stair access

Guide Price €185,000



44 Gladstone Street Clonmel County Tipperary
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7 The Gables, Clonmel, E91 PX47

Brought to the market by P F Quirke & Co is a well-presented 3-bed apartment close to Clonmel centre. Situated in a well located residential development, No. 7 The Gables is a spacious and well proportioned three-bedroom apartment offering comfortable modern living.

A generous layout, the accommodation comprises an entrance hallway, a bright open-plan kitchen, living and dining area, three well-proportioned bedrooms, a main bathroom, and a convenient storage cupboard.

The property benefits from electric heating throughout and boasts a south facing balcony, providing the perfect space to relax and enjoy the picturesque views overlooking the River Suir and Blueway walk below and on to The Comeraghs. The property is in very good condition throughout and has PVC windows. The bright and airy living accommodation is enhanced by excellent natural light, creating a welcoming atmosphere throughout and with a B3 energy rating it will qualify for a Green Mortgage.

Ideally located just 5mins walk from the town centre and close to all local amenities, shops, schools and transport links, this apartment presents an excellent opportunity for first-time buyers, investors or those seeking a well-maintained home in a convenient and scenic setting.

There is free parking right outside the door.

Management fees 2025: €€2625.

Early viewing is highly recommended, Strictly by appointment only.

Entrance Hall 6.9m (22'8") x 0.95m (3'1")

Laminate wood floor

Bedroom 1 3.01m (9'11") x 3m (9'10")

Carpet

Bedroom 2 1.99m (6'6") x 3.01m (9'11")

Carpet

Bedroom 3 2.03m (6'8") x 3.01m (9'11")

Carpet

Bathroom 1.97m (6'6") x 1.49m (4'11")

Tile floor & walls, w.c. Shower, whb & storage cupboard

HP 0.61m (2'0") x 1.51m (4'11")

Storage cupboard 2.27m (7'5") x 1.49m (4'11")

Built in shelves on 2 walls. Carpet.

Living/Dining area 3.55m (11'8") x 9.35m (30'8")

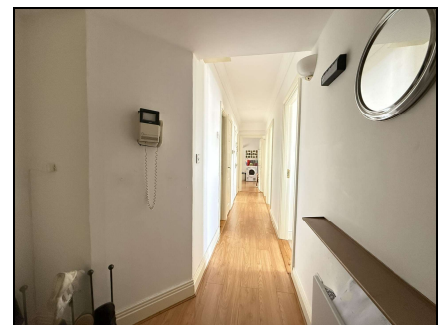
Laminate wood floor, sliding door to balcony.

Kitchen Area 2.81m (9'3") x 2.4m (7'10")

Tile floor, built in units eye & floor level, tile splashback, electric oven & hob, whb.



Total Floor Area: 75 sqm (807 sqft)



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