

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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No.5439



## 37 Willow Park, Clonmel, E91 TK22

- Built 1985
- 4 Bedrooms
- Oil fired central heating
- Popular estate close to town centre
- Rear private garden

**Guide Price €280,000**



44 Gladstone Street Clonmel County Tipperary  
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# 37 Willow Park, Clonmel, E91 TK22

Brought to the market by P F Quirke & Co Ltd is this 4 bed detached two storey in a popular residential estate. Close to town centre, on the Fethard road within walking distance of all services.

The property comprises an entrance hall with under stair storage, spacious living/dining room and kitchen at ground floor. While at first floor there are 4 bedrooms and family bathroom. The property has the benefit of PVC double glazing and oil fired central heating. Outside is a garden shed in a generous garden with side access. A patio area offers great opportunity for outdoor entertainment space. With off-street parking and easy access to Cahir, Waterford, Fethard and Kilkenny this is an ideal location. We recommend early inspection.

## Entrance Hall 3.69m (12'1") x 1.06m (3'6")

Tiled floor and under stairs storage (0.73 x 2.3).

## Living Room/Dining Room 7.38m (24'3") x 3.52m (11'7")

Carpet and built in store, open fire place with brick surround.

## Kitchen 2.51m (8'3") x 4.03m (13'3")

Lino floor, units at eye and floor level, w/c (??), washing machine, dryer, electric oven with tiled splash back and door leading to the back garden.

## Upstairs Landing 4.14m (13'7") x 1.67m (5'6")

## Bedroom 1 2.79m (9'2") x 3.1m (10'2")

Solid wood floor.

## Bedroom 2 2.78m (9'1") x 3.88m (12'9")

Carpet and built in wardrobes.

## Bedroom 3 3.33m (10'11") x 2.68m (8'10")

Built in wardrobes.

## Bathroom 2.41m (7'11") x 1.65m (5'5")

Lino floor with tiled walls, w/c, whb, bath with electric shower.

## Bedroom 4 2.39m (7'10") x 2.56m (8'5")

Solid wood floor.



Total Floor Area: 85 sqm (915 sqft)



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