

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.5400



3 Upper Irishtown, Clonmel E91 W7D9

- PVC double glazing
- Gas fired heating
- Town centre location
- Ideal investment property/Starter home
- Close to all amenities

Price €160,000



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



3 Upper Irishtown, Clonmel E91 W7D9

Brought to the market is this centrally located three-bedroomed mid-terrace two-storey residence. The property is located adjacent to St Mary's church, school and also adjacent to the Gaelscoil. The property has the benefit of PVC double glazing, gas fired heating and enclosed rear yard. The accommodation consists: on the ground floor, hall, office/sitting room, living room, kitchen/dining room and bedroom. First floor: there are two further bedrooms and bathroom. Small enclosed yard to rear with garden shed. Early inspection is advised.

Entrance Hall 2.43m (8'0") x 0.95m (3'1")

Living Room 3.54m (11'7") x 2.47m (8'1")

Kitchen/Dining Room 3.59m (11'9") x 4.02m (13'2")

with fitted units at eye and floor level, rear door to yard, gas boiler, plumbed for dishwasher

Bedroom 1 4.73m (15'6") x 2.25m (7'5")

Office/sitting room 2.13m (7'0") x 2.12m (6'11")

First Floor Landing 2.18m (7'2") x 3.04m (10'0")

Bedroom 2 3.57m (11'9") x 2.42m (7'11")

Bedroom 3 4.21m (13'10") x 2.25m (7'5")

with built-in wardrobes

Bathroom 1.57m (5'2") x 2.6m (8'6")

comprising shower, wc, whb.

Wooden Shed 1.26m (4'2") x 1.75m (5'9")

Yard 3.95m (13'0") x 4.24m (13'11")



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