

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

M866

No.5408



18 Western Road, Clonmel, E91 RX05

- 4 Beds, 2 Baths
- Beautiful views of Comeragh Mountains
- Gas Fired Central Heating
- Central location, close to all amenities

Guide Price €270,000



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Brought to the market by P.F. Quirke & Co, this is a charming four-bedroom, semi-detached home positioned in a mature, elevated setting just off the Western Road. Its superb location places you moments from Clonmel Town Centre, Tipperary University Hospital, major bus routes, the train station, and a host of local amenities, with everything you need right on your doorstep. The elevated position offers sweeping south-facing views towards the Comeragh Mountains, giving the home a sense of space and tranquillity.

Inside, the well-proportioned accommodation includes an Entrance Porch, welcoming Hallway, bright Living Room, cosy Sitting Room, spacious Kitchen/Dining Room, and a ground floor Bathroom. Upstairs, you'll find four generous Bedrooms, one of which benefits from its own En-Suite.

Set in one of Clonmel's most sought-after residential areas, this property has all the makings of an exceptional forever home. With a little vision and care, its full potential can truly shine. Early viewing is highly recommended.

Entrance Porch 1.3m (4'3") x 2.42m (7'11")

Tiled floor.



Hall 1.84m (6'0") x 4.73m (15'6")

Laminate floor.



Living Room 4.03m (13'3") x 3.59m (11'9")

Laminate floor, built in units.

Kitchen/Dining Room 3.93m (12'11") x 6.48m (21'3")

Laminate floor, units at eye and floor level



Sitting Room 3.63m (11'11") x 2.78m (9'1")

Laminate floor, built in units

Bathroom 1.87m (6'2") x 1.8m (5'11")

Tiled floor to ceiling, shower, w/c, whb.



Landing 2.93m (9'7") x 0.92m (3'0")

Bedroom 1 4.73m (15'6") x 3.94m (12'11")

Laminate floor.

En-suite 1.6m (5'3") x 1.69m (5'7")

Shower, w/c, whb.

Bedroom 2 2.91m (9'7") x 2.51m (8'3")

Laminate floor.

Bedroom 3 2.64m (8'8") x 3.55m (11'8")

Laminate floor.

Bedroom 4 2.88m (9'5") x 4.61m (15'1")

Laminate floor.



Total Floor Area: 119 sqm (1281 sqft)

