

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
Auctioneers, Valuers, Estate Agents.



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F500

No.5527



## 64 Cherrymount, Clonmel, E91 F685

- Oil fired central heating
- PVC windows
- Well laid out front lawn
- Off street parking
- Enclosed rear garden

**Guide Price €260,000**



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<https://www.pfq.ie/> PSRA Lic No: 001721



# 64 Cherrymount, Clonmel, E91 F685

P.F. Quirke & Co. Ltd. are delighted to bring to the market this spacious three-bedroom semi-detached residence with integrated garage, ideally located in the established and highly sought-after Cherrymount estate. Situated just off the Western Road, a short distance to Poppyfield Retail Park and within walking distance of South Tipperary University Hospital, the property enjoys excellent access to a wide range of local amenities.

Extending over two floors, the accommodation comprises, entrance hall, living room, kitchen, dining room, utility, bathroom and integrated garage at ground floor level, with three bedrooms and a family bathroom on the first floor.

While the property would benefit from updating and modernisation, it offers an excellent opportunity for purchasers to create a superb family home tailored to their own tastes and requirements. The generous layout, combined with the integrated garage, also provides potential for refurbishment, reconfiguration or extension (subject to the necessary planning permissions).

Outside, the property enjoys a spacious front lawn and a large mature enclosed rear garden, offering privacy and ample space for family enjoyment. Early viewing is highly recommended.

**Hall 1.96m (6'5") x 2.56m (8'5")**

laminated flooring, teak front door

**Sitting Room 5.21m (17'1") x 3.07m (10'1")**

laminated flooring, solid fuel fireplace, metal inset, granite base, access to dining room

**Dining Room 2.94m (9'8") x 3.5m (11'6")**

laminated flooring

**Kitchen 3.91m (12'10") x 3.5m (11'6")**

laminated flooring, sink unit and a range of fitted presses, understairs storage, spacious hotpress

**Utility 1.1m (3'7") x 1.92m (6'4")**

plumbed for washing machine, tiled walls, lino floor

**Shower Room 1.56m (5'1") x 2.28m (7'6")**

comprising electric shower and cubicle, wc, whb, tile floor, shower area tiled, extractor fan

**Back hall 1m (3'3") x 2.51m (8'3")**

tile floor, PVC rear door, access to rear garden

**Garage 3.06m (10'0") x 3.14m (10'4")**

Up & over garage door

**Upstairs Landing 2.1m (6'11") x 2.66m (8'9")**

Carpet flooring

**Separate wc 1.73m (5'8") x 0.82m (2'8")**

Fitted shelf

**Bathroom 1.76m (5'9") x 1.96m (6'5")**

comprising bath, wc, mirror shaving light

**Bedroom 1 4.85m (15'11") x 3.55m (11'8")**

carpet, fitted wardrobe

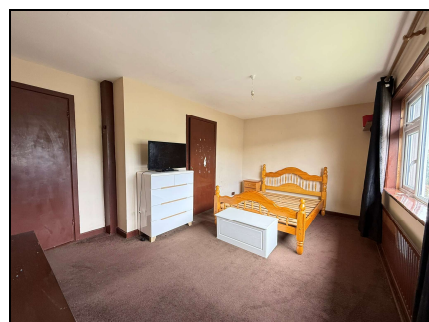
**Bedroom 2 3.65m (12'0") x 3m (9'10")**

wardrobe, laminated flooring

**Bedroom 3 2.37m (7'9") x 3.42m (11'3")**

laminated flooring, fitted wardrobe, shelving

Total Floor Area Approx: 110 sqm (1184 sqft)



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