

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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D486

No.5280



49 Ard Aoibhinn, Clonmel E91 X625

- 3 Bedrooms, 2 Bathrooms
- Built 2003
- Gas Central Heating
- Tastefully Presented Throughout
- Ideal family home/investment

Guide Price €250,000



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49 Ard Aoibhinn, Clonmel E91 X625

Brought to the market by P F Quirke & Co Ltd is this excellent three-bedroom, two-storey semi-detached residence in very good condition. It benefits from side access with a generously sized private garden and off-street parking.

The accommodation is well laid out and comprises an entrance hall, a bright and spacious living room, a kitchen/dining area with sliding doors to the back garden, and a guest WC on the ground floor. Upstairs there are three well-proportioned bedrooms and a family bathroom.

Outside, the property features lawns to both the front and rear, offering ample outdoor space.

Ideally located just off the bypass road, the property enjoys a convenient setting within easy reach of the town centre and all local amenities. Additional benefits include PVC double-glazed windows and gas-fired central heating.

Entrance Hall 4.64m (15'3") x 1.88m (6'2")
Laminate wood floor

Living Room 4.24m (13'11") x 3.67m (12'0")
Carpet, Solid fuel stove.

Guest W.C. 2m (6'7") x 0.78m (2'7")
Tile, W.C. & whb.

Kitchen/Dining Room 3.17m (10'5") x 5.67m (18'7")
Tile, units at eye & floor level, gas boiler, integrated gas hob, tile splashback & sliding door to rear garden.

Upstairs Landing 2.99m (9'10") x 2.09m (6'10")
Carpet

Bedroom 1 3.11m (10'2") x 3.47m (11'5")
Carpet & built-in wardrobe.

Bedroom 2 3.74m (12'3") x 3.48m (11'5")
Carpet & built-in wardrobe.

Bedroom 3 2.41m (7'11") x 2.59m (8'6")
Carpet & built-in wardrobe.

Bathroom
Tiled floor & walls, bathtub, whb & w.c.



Total Floor Area: 87.98 sqm (947 sqft)



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