

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

  
**QUIRKE**  
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01214

No.5479



## 3 Wellington St, Clonmel, E91 T660

- 1 Bed, 1 Bath
- Town Centre Location
- Modern open plan layout
- Large rear yard

**Guide Price €190,000**

44 Gladstone Street Clonmel County Tipperary  
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# 3 Wellington St, Clonmel, E91 T660

Brought to the market by PF Quirke & Co., this unique town-centre property is anything but ordinary. Cleverly remodded into a stylish and character-filled home that's ready for immediate occupancy.

Perfectly suited to singles, couples, first-time buyers, or savvy investors seeking a standout Airbnb opportunity, this property offers low-maintenance living right in the heart of town. Within a short walk of the beautiful blue way along the River Suir and close to The Showgrounds shopping centre,

Step inside and you're instantly welcomed by a striking stone and glass-block feature wall that creates a chic porch-style entrance with plenty of personality. The ground floor boasts a spacious open-plan layout, ideal for entertaining, relaxing, or creating the ultimate modern living space, along with a separate kitchen tucked neatly to the rear.

Upstairs, the property really comes to life. The entire first floor has been opened up to create a bright loft-style retreat complete with smart built-in storage and a stunning gallery feature that floods the ground floor with natural light below. The result is a home that feels both airy and contemporary while still retaining warmth and charm.

To the rear, the large private yard is enclosed by impressive high stone walls, creating a hidden outdoor haven perfect for summer evenings, BBQs, or entertaining friends. A rear pedestrian gate adds extra convenience and accessibility.

Whether you're searching for a stylish bachelor pad, a cosy home for two, a trendy town-base, or an investment property with strong short-term rental appeal, this one-of-a-kind home delivers location, character, and lifestyle in equal measure.

## Living Area 5.86m (19'3") x 4.67m (15'4")

Solid timber flooring,

## Kitchen 2.18m (7'2") x 1.28m (4'2")

Tiled floor, Timber units at eye and floor level

## First floor 5.86m (19'3") x 4.67m (15'4")

Timber floor, Built in solid timber work space ideal for home working with fibre optic broadband installed

## Bathroom 2.06m (6'9") x 2.73m (8'11")

Tiled floor to ceiling, WC, WHB, shower

## Yard 6.07m (19'11") x 6.45m (21'2")

High stone walls, paved



Total Floor Area: 63 sqm (678 sqft)



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