

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

B792

No.5394



4 Longfield Way, Clonmel E91 K4K6

- 3 Bedrooms
- Gas fired central heating, PVC windows
- Off street parking
- Easy access to town centre
- Close to Abbot and Boston Scientific

Guide Price €320,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



4 Longfield Way, Clonmel E91 K4K6

Brought to the market by P.F. Quirke & Co. Ltd is this 3-bedroom semi-detached home in the ever-popular Longfield Way development, Clonmel.

Ideally located close to the town centre, this superb property offers convenient access to Boston Scientific, Abbott and the N24, making it perfect for modern living.

Accommodation at No. 4 is bright, spacious and well laid out, comprising an entrance hall, comfortable living room, open-plan kitchen/dining area, utility room and guest W/C at ground level. Upstairs are three generous bedrooms, including a master en-suite, together with a family bathroom.

A Stira leads to a spacious attic, ideal for additional storage.

Externally, the property boasts a south-facing rear garden with side access, offering privacy and space for outdoor enjoyment as well as excellent views of the Comeraghs.

This is an excellent property in a prime residential location, presented in great condition throughout. Early viewing is highly recommended.

Entrance Hall 1.91m (6'3") x 4.65m (15'3")
Tiled floor.

Living Room 4.19m (13'9") x 4.25m (13'11")
Laminate floor, open fireplace, double doors leading to kitchen/dining room.

Kitchen/Dining Room 6.22m (20'5") x 4.19m (13'9")
Tiled floor, sliding door to rear, kitchen units at eye and floor level, tiled splash back, electric hob and oven, integrated fridge.

Utility 1.7m (5'7") x 2.13m (7'0")
Tiled floor, units at eye and floor level, back door leading to garden.

Guest w/c 1.34m (4'5") x 1.98m (6'6")
Tiled floor, w/c and whb.

Upstairs Landing 4.21m (13'10") x 2.16m (7'1")

Bedroom 1 3.1m (10'2") x 2.69m (8'10")

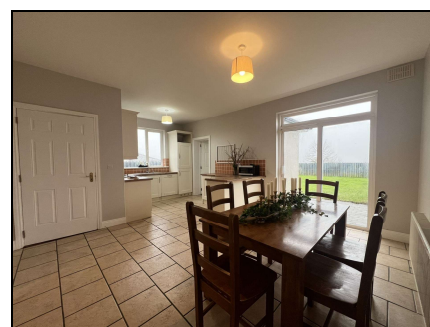
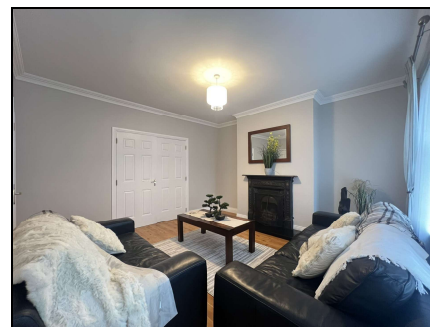
Bedroom 2 3m (9'10") x 3.14m (10'4")

Bedroom 3 3.98m (13'1") x 3.46m (11'4")

En-suite 1.88m (6'2") x 1.7m (5'7")
Tiled floor to ceiling, electric shower, whb, w/c.



Total Floor Area: 103 sqm (1109 sqft)



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721

