

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

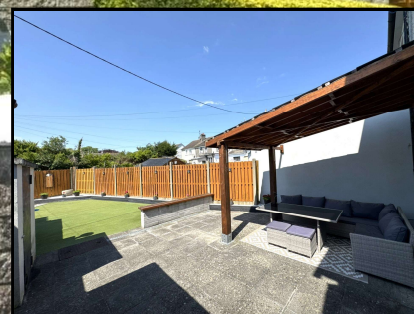
QUIRKE
P. F. QUIRKE & CO. LTD.
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Mc384

No.5484



1 St Finnan`s Avenue, Ardfinnan E91 ND25

- 3/4 Bed, 1 Bath
- Turn Key
- Knockmealdown views
- Ardfinnan Village
- 10 Minutes to Cahir and 15 Minutes to Clonmel

Guide Price €220,000

44 Gladstone Street Clonmel County Tipperary
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1 St. Finnan's Avenue, Ardfinnan E91 ND25

Brought to the market by PF Quirke & Co, 1 St. Finnan's Avenue, is a beautifully presented end of terrace home that has been recently renovated to a superb modern standard, offering stylish and comfortable family living with stunning views of the Knockmealdown Mountains.

This home is ideally located 10 minutes from Cahir and 15 minutes from Clonmel.

The property boasts bright and spacious accommodation throughout. On the ground floor, there is a versatile playroom which could also be used as a fourth bedroom, a modern bathroom, a cozy and inviting living room, and a large open plan kitchen/dining area finished to a high contemporary standard, perfect for everyday family life and entertaining. A separate utility room adds further practicality and storage space.

Upstairs, the property comprises three well proportioned bedrooms, all finished in a fresh and modern style.

Ideally located, this turnkey home combines modern interiors with scenic surroundings, making it an ideal choice for families, first-time buyers, or anyone seeking a stylish home in a peaceful setting.

Entrance Hallway 3.75m (12'4") x 1.81m (5'11")

Laminate flooring

Playroom/ bedroom 4 3.24m (10'8") x 2.17m (7'1")

Laminate Flooring

Living Room 3.03m (9'11") x 4.17m (13'8")

Laminate Flooring, Feature Fireplace

Bathroom 2.75m (9'0") x 1.82m (6'0")

Tiled floor, tiled walls/ ceiling, electric shower, WC, WHB

Kitchen/Dining Room 6.56m (21'6") x 3.61m (11'10")

Dual aspect room with east and south facing windows, modern fitted wall and floor units, built in oven, extractor fan, breakfast bar, laminate flooring

Utility 2.43m (8'0") x 2.82m (9'3")

Plumbed for washer, access to rear

Bedroom 4.26m (14'0") x 2.61m (8'7")

Front facing, Laminate flooring, built in wardrobe, bedside sconce lighting fixtures

Bedroom 2.62m (8'7") x 3.79m (12'5")

Rear facing, laminate flooring, built in wardrobes

Bedroom 2.77m (9'1") x 2.41m (7'11")

Rear facing, laminate flooring, built in wardrobes

Landing 0.85m (2'9") x 0.78m (2'7")

Carpet flooring, access to attic via Stira

Garage 5.62m (18'5") x 5.18m (17'0")

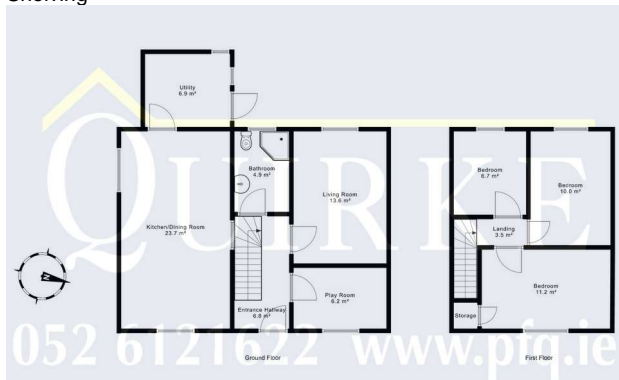
Benefits from electricity and garage door

Boiler House 1.56m (5'1") x 0.89m (2'11")

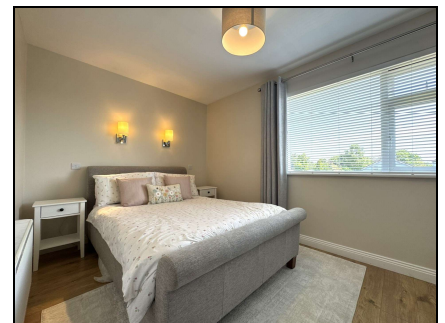
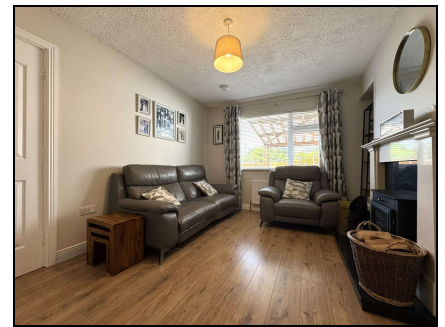
Boiler

Coal Shed 2.44m (8'0") x 1.54m (5'1")

Shelving



Total Floor Area: 90 sqm (969 sqft)



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