

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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Auctioneers, Valuers, Estate Agents.



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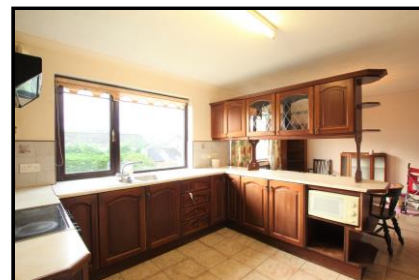
No.4266



117 Willow Heights, Clonmel, E91 Y566

- 3 bed, 2 bath
- Elevated site with views south to Comeraghs
- Off street parking
- Oil fired heating
- Woodgrain PVC

Guide Price €185,000



44 Gladstone Street Clonmel County Tipperary
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117 Willow Heights, Clonmel, E91 Y566

Brought to the market by P F Quirke & Co Ltd, Amberley is an excellent 3 Bed Semi, on an elevated site in the popular estate of Willow Heights. This property is in good condition throughout with fabulous views of the Comeragh mountains from the south-facing rear garden. The property has oil fired central heating and woodgrain PVC windows.

Accommodation as follows:

Ground Floor: Entrance Hall, Sitting Room, Kitchen/Diner, Utility, Guest W/C and Garage/Store

First Floor: Landing, Three Bedrooms and 2 bathrooms.

We recommend early inspection of this fine family home.

Entrance Hall 4.14m (13'7") x 1.75m (5'9")

Sitting Room 5.05m (16'7") x 3.81m (12'6")

with hardwood floor, large bay window, double doors leading to ...

Kitchen/Diner 5.79m (19'0") x 3.5m (11'6")

with tiled floor, fitted units at eye and floor level

Utility 2.91m (9'7") x 3.06m (10'0")

with vinyl floor, plumbed for washing machine, access to rear

Garage 3m (9'10") x 2.92m (9'7")

Guest wc 1.91m (6'3") x 0.8m (2'7")

with wc, whb

Upstairs Landing 3.02m (9'11") x 2.53m (8'4")

Bathroom 1.02m (6'8") x 1.57m (5'2")

comprising vinyl flooring, wc, bath/shower, whb, part tiled walls

Bedroom 2 3.37m (11'1") x 3.04m (10'0")

with 5 door built-in wardrobe

En-Suite 2.32m (7'7") x 0.7m (2'4")

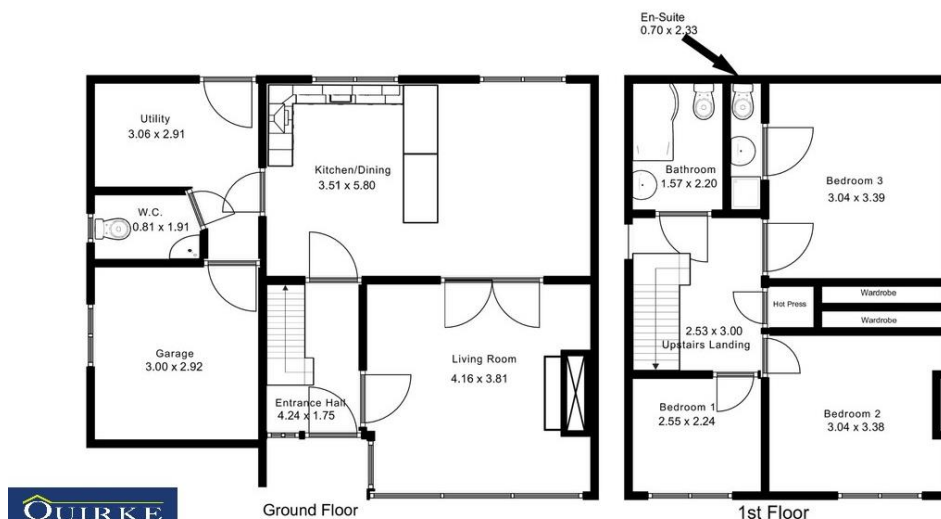
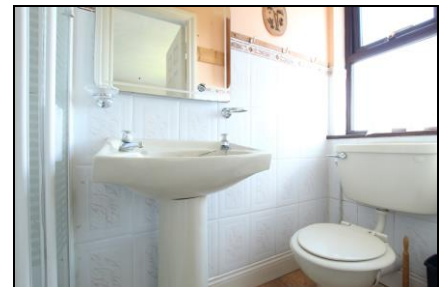
with wc, whb, electric shower

Bedroom 2 3.37m (11'1") x 3.06m (10'0")

with 5 door built-in wardrobe

Bedroom 3 2.54m (8'4") x 2.21m (7'3")

with 3 door built-in wardrobe



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