

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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MC383

No.5368



Glenegad, Clonmel, E91 FX00

- 3 Bed, 1 Bath
- Views of Slievenamon
- Countryside location but close to town

Guide Price €195,000



44 Gladstone Street Clonmel County Tipperary
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Glenegad, Clonmel, E91 FX00

Brought to the market by PF Quirke & Co. is this charming Three bedroom, one-bathroom single storey residence set in an excellent countryside location just a ten-minute drive from Clonmel town centre. Offering the perfect balance of peaceful rural living while remaining conveniently connected to all town amenities, this property is ideal for those seeking comfort, convenience, and scenic surroundings.

The home enjoys stunning views northwards towards the majestic Slievenamon. An east-facing side garden captures the morning sunlight perfectly, providing a bright and relaxing garden to enjoy. The garden is a very manageable size — ideal for those who want outdoor space without the upkeep of a large site.

Internally, the property comprises three well-proportioned bedrooms, one bathroom, a cosy living room, kitchenette, and a separate dining room, offering practical and comfortable accommodation throughout.

This home would make an excellent choice for first-time buyers, downsizers, or anyone seeking an easier, quieter pace of life in a beautiful rural setting. The property offers the best of both worlds with shops, schools, restaurants, and local services all within easy reach.

Hall 2.46m (8'1") x 2.49m (8'2")
aluminium front door, lino flooring

Living Room 4.27m (14'0") x 3.34m (10'11")
with solid fuel fireplace, spacious hotpress

Kitchenette 1.53m (5'0") x 2.33m (7'8")
with stainless steel sink unit and presses, worktop, plumbed for washing machine, tile floor

Bedroom 3.34m (10'11") x 3.74m (12'3")
carpet

Bedroom 2.39m (7'10") x 2.64m (8'8")
carpet

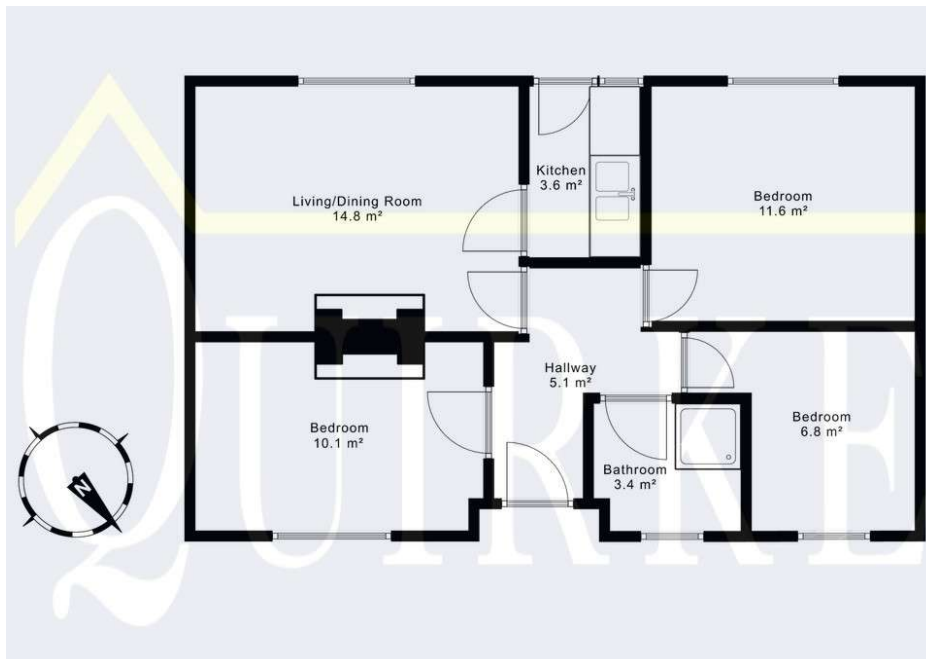
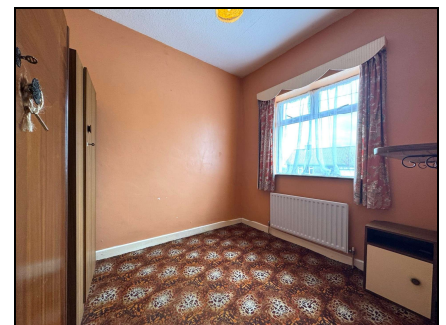
Bathroom 2.02m (6'8") x 1.72m (5'8")
comprising electric shower & cubicle, wc, whb, mirror, towel rail, tiled floor to ceiling

Bedroom 4.06m (13'4") x 2.77m (9'1")

Out-offices

Lean-to garage

Store



Total Floor Area: 57 sqm (614 sqft)



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