

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

No.4406



2 Ashgrove Lawn, Clonmel E91 H314

- Gas Central Heating
- Enclosed back garden with side access
- Central Location
- Popular residential location
- Easy access to N24

Guide Price €285,000



2 Ashgrove Lawn, Clonmel E91 H314

Brought to the market by P.F. Quirke & Co. Ltd is this 4 bed semi-detached residence in a prime residential area. Located just off the Cahir Road, it is a stones throw away from the Poppyfields Retail Park and within easy reach of the town centre. The house benefits from double glazed PVC windows and gas fired central heating. The property has been well maintained by the owners and offers generous living accommodation. The property comprises entrance hallway, living room, modern kitchen/dining room, utility, bathroom and bedroom on the ground floor. Upstairs there are three further bedrooms (one with En-suite) and main bathroom. To the rear is a good sized garden with side access. Early inspection invited.

Entrance Hallway 4.69m (15'5") x 1.78m (5'10")

Living Room 4.57m (15'0") x 4.05m (13'3")
Gas fire

Kitchen/Dining 3.12m (10'3") x 5.95m (19'6")
Integrated floor units, breakfast counter,

Utility 2m (6'7") x 2.75m (9'0")
Door to side access

Back Hallway 2.03m (6'8") x 0.87m (2'10")

Bedroom 3 3.77m (12'4") x 2.76m (9'1")
built-in wardrobe, carpet floor

Downstairs Bathroom 1.71m (5'7") x 1.73m (5'8")
Includes Shower

Upstairs Landing 2.47m (8'1") x 3.09m (10'2")

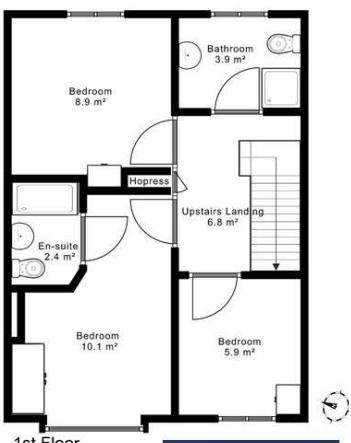
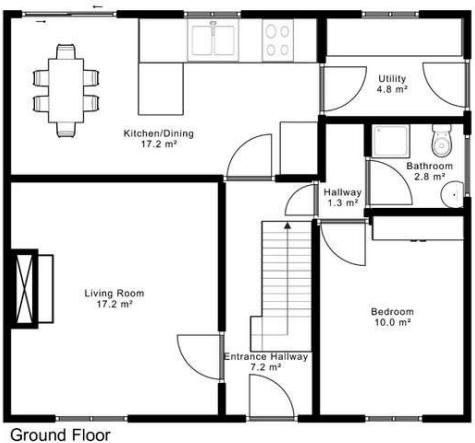
Bedroom 2 2.47m (8'1") x 2.76m (9'1")
Built-In Wardrobe

Bedroom 3 3.16m (10'4") x 4.33m (14'2")
Includes en-suite, built-in wardrobe.

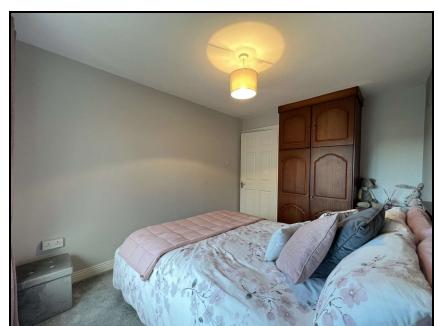
En-suite 1.27m (4'2") x 1.98m (6'6")
Shower

Bedroom 4 3.38m (11'1") x 3.21m (10'6")
Built-in wardrobe

Bathroom 2.46m (8'1") x 1.77m (5'10")
Includes shower



QUIRKE
052 6121622 www.pfq.ie



BER C3

