

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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W459

No.5458



31 Glencarra Grove, Clonmel E91 K2D3

- 3 Bed, 3 Bath
- PVC Double Glazed Windows
- Sought after residential location

Guide Price €275,000

44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



31 Glencarra Grove, Clonmel E91 K2D3

Presented by PF Quirke & Co., this superb three-bedroom, two-bathroom semi-detached home is ideally located within a sought-after residential development.

Glencarra Grove is situated on the outskirts of Clonmel, offering convenient access to the town centre as well as the N24 bypass, making it an excellent choice for commuters.

The accommodation is well laid out and comprises an inviting entrance hall, a bright living room featuring an open fireplace, and double doors leading through to a spacious kitchen/dining area with French doors opening onto the rear garden. A guest WC completes the ground floor.

Upstairs, there are three generously sized bedrooms and two bathrooms.

The property benefits from PVC double-glazed windows and gas-fired central heating, and enjoys a pleasant position within the development.

Early viewing is highly recommended.

Entrance Hall 5.44m (17'10") x 1.91m (6'3")

Living Room 4.73m (15'6") x 3.89m (12'9")

Open Fireplace, carpet, double doors to kitchen/ dining room

Kitchen/ Dining room 3.78m (12'5") x 5.89m (19'4")

Units at eye and floor level, tiled floor

Guest W/C 1.51m (4'11") x 2.23m (7'4")

Tiled floor, whb, w/c

Upstairs landing 3.05m (10'0") x 2.61m (8'7")

Hotpress

Bedroom 3.21m (10'6") x 3.63m (11'11")

Carpet, Fitted wardrobe

Bedroom 3.55m (11'8") x 3.19m (10'6")

Carpet, Fitted Wardrobes

En-Suite 1.24m (4'1") x 3.13m (10'3")

Tiled floor, wc, whb, shower

Bedroom 2.78m (9'1") x 2.6m (8'6")

Carpet

Bathroom 2.11m (6'11") x 2.17m (7'1")

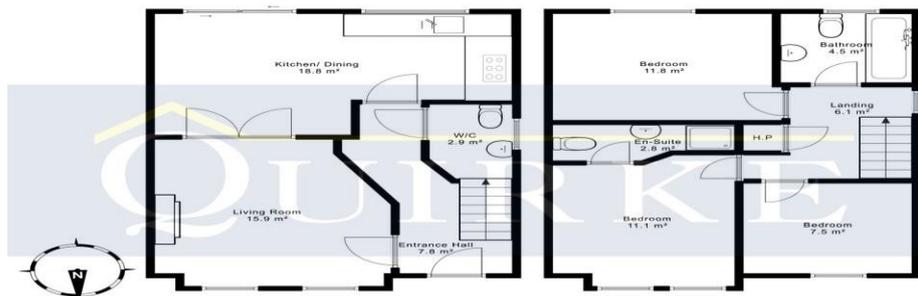
Tiled floor, wc, whb, bath

Out Office 3.04m (10'0") x 3.65m (12'0")

Power and Broadband

Shed 3.04m (10'0") x 1.82m (6'0")

Power and Plumbed



Total Floor Area: 101 sqm (1087 sqft)



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