

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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No.1917



## 14 Kylemore, Clonmel E91 T2P0

- 3 Bed, 3 Bath
- Gas fired heating, PVC double glazing
- Great location
- Close to Abbot Vascular/ Boston Scientific

**Price €265,000**



44 Gladstone Street Clonmel County Tipperary  
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# 14 Kylemore, Clonmel E91 T2P0

Brought to the market by PF Quirke & Co. Ltd., this attractive three-bedroom property is located in the popular Kylemore estate, just off the Cashel Road. Ideally situated adjacent to Abbott Vascular and Boston Scientific, the home is within easy reach of all that Clonmel has to offer.

The property is presented in good condition throughout and benefits from gas-fired central heating, double glazed windows, an open fire, and a south-facing rear garden with patio area.

Accommodation comprises an entrance hall, living room, kitchen/diner, and guest WC at ground floor level, with three bedrooms and two bathrooms on the first floor.

This is an excellent property in a sought-after location, presented in great condition throughout. Early inspection is highly recommended.

**Entrance Hall 1.88m (6'2") x 4.62m (15'2")**  
tiled floor, wood grain PVC front door

**Cloakroom 1.37m (4'6") x 2.11m (6'11")**  
wc, whb, tiled floor

**Sitting Room 3.51m (11'6") x 4.65m (15'3")**  
Stone open fireplace with metal inset, granite base, laminate flooring.

**Kitchen/Dining Room 3.51m (11'6") x 6.07m (19'11")**  
Eye and floor level units, integrated electric oven, hob, fully tiled floor

**Landing 2.24m (7'4") x 3.28m (10'9")**

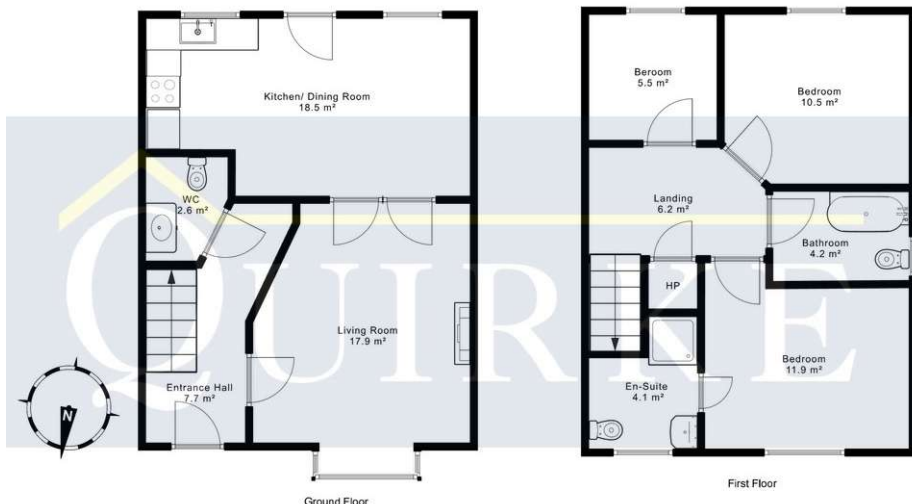
**Bedroom 3.4m (11'2") x 3.84m (12'7")**  
Carpet

**En Suite 2.13m (7'0") x 2.62m (8'7")**  
comprising electric shower and cubicle, wc, whb, mirror, shaving light, fully tiled.

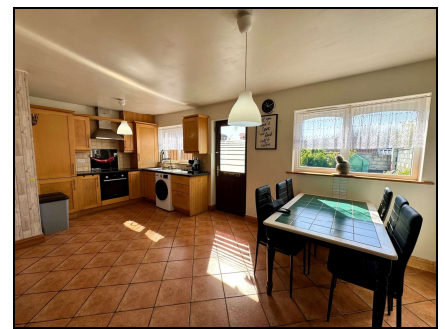
**Bedroom 3.28m (10'9") x 3.53m (11'7")**  
Carpet

**Bedroom 2.34m (7'8") x 3.02m (9'11")**  
Carpet

**Bathroom 1.7m (5'7") x 2.67m (8'9")**  
bath, wc, whb, fully tiled floor to ceiling.



**Total Floor Area: 98 sqm (1055 sqft)**



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