

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
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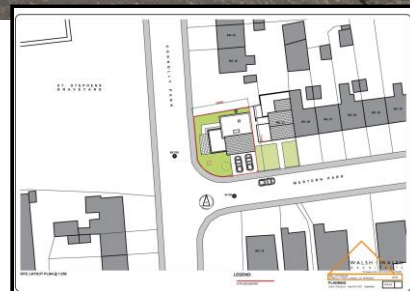
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## Site at 25 Connolly Park, Clonmel.

- Full PP for 3 Bed Dwelling
- Off Street Parking
- Excellent Location

**Guide Price €75,000**



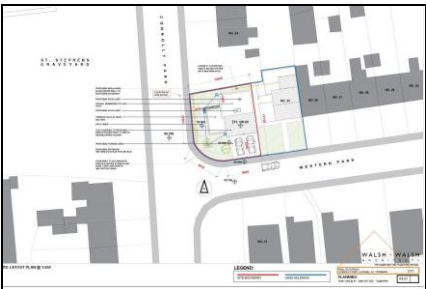
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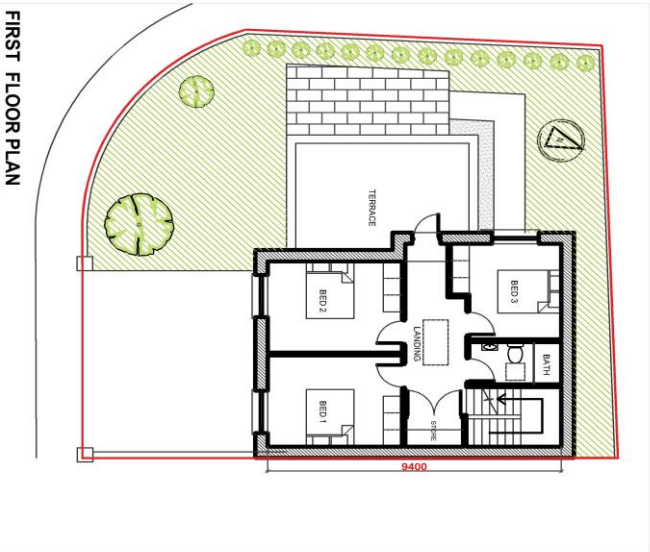
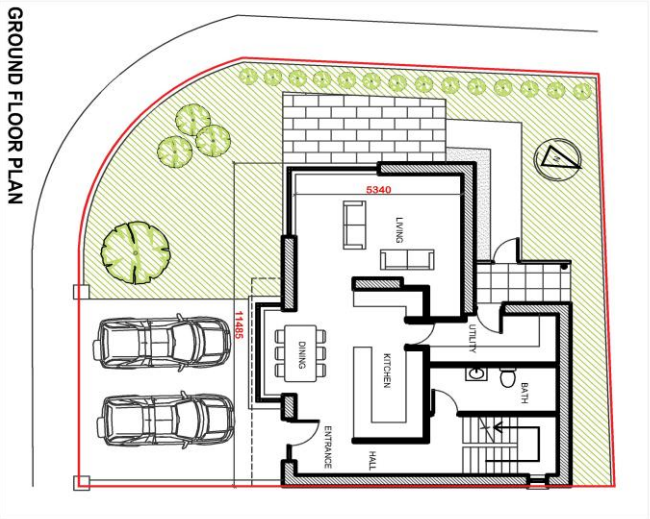
# Site at 25 Connolly Park, Clonmel.

Brought to the market by PF Quirke & Co. Ltd is this unique opportunity to purchase a site with full planning permission for the development of a modern 3-bed residence. The location is exceptional being in a mature residential area close to all amenities. The Planning provides for a modern building incorporating an entrance hall, kitchen/dining room, living room, utility and guest w/c at ground floor with 3 bedrooms, bathroom and roof terrace at first floor. The entire extends to 132 sq. mt. (1,420 sq.ft) with gardens and parking for 2 cars provided on the corner site. This is a very rare chance to purchase an in fill site in such a good location.



## PROPOSED PLANS

LEGEND:  
SITE BOUNDARY



FLOOR AREAS:	
GROUND FLOOR:	74m <sup>2</sup>
FIRST FLOOR:	58m <sup>2</sup>
TOTAL AREA:	132m <sup>2</sup>
GARDEN /OUTDOOR SPACE:	104m <sup>2</sup>
TOTAL SITE:	0.024 HA

