

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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N170

No.4696



14 Longfield Drive, Clonmel, E91 WIR9

- 3 bed, 2 bath semi in popular Estate
- PVC double glazing
- Gas fired central heating
- Regency internal doors
- Enclosed rear garden

Guide Price €255,000



44 Gladstone Street Clonmel County Tipperary
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14 Longfield Drive, Clonmel, E91 WIR9

Brought to the market by P.F. Quirke & Co. Ltd is an excellent three bed semi-detached two storey residence in a popular residential estate just off the Cashel road adjacent to Boston Scientific, Abbott and within easy access of N24 and town centre. The house which is facing south has wonderful views over Clonmel town, The Comeraghs and Slievenamon. The accommodation comprises ground floor: Hallway, Guest wc, Sitting room, Kitchen/Diner, Utility while there are three Bedrooms and two Bathrooms upstairs. To the rear is an enclosed garden with side access. This is an excellent property and early inspection is invited.

Hallway 1.96m (6'5") x 4.72m (15'6")

tile floor

Guest wc 1.38m (4'6") x 1.42m (4'8")

comprising wc, whb, mirror, extractor fan, tile floor

Sitting Room 4.13m (13'7") x 4.43m (14'6")

fitted coal effect gas fire, timber mantle & fire surround, granite base, laminate flooring, Regency double doors leading to....

Kitchen/Diner 4.66m (15'3") x 4m (13'1")

with a range of fitted units and eye and floor level, integrated electric oven, hob, dishwasher, tile floor, PVC double glazed sliding doors to timber decking area and garden

Utility 1.41m (4'8") x 1.22m (4'0")

plumbed for washing machine, tile floor, gas boiler, PVC side door

Upstairs Landing 2.21m (7'3") x 4.12m (13'6")

carpet, hotpress, Stira stairs to attic

Bathroom 2m (6'7") x 2.35m (7'9")

comprising bath, electric shower, wc, whb, mirror, shaving light, extractor fan, tile floor

Bedroom 1 3.46m (11'4") x 4m (13'1")

laminated flooring

En-Suite 1.07m (3'6") x 1.96m (6'5")

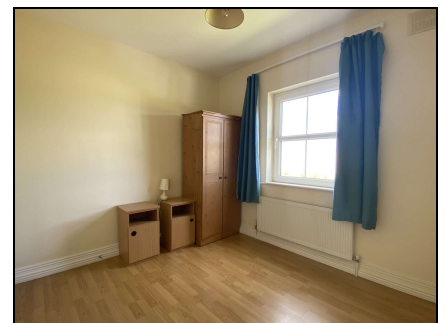
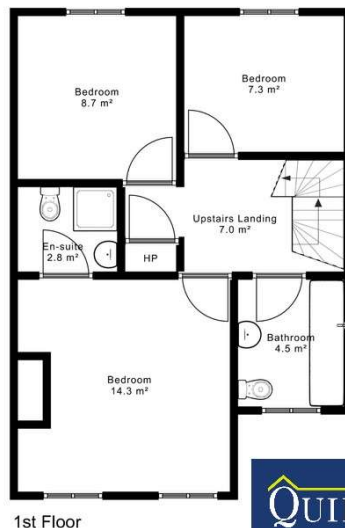
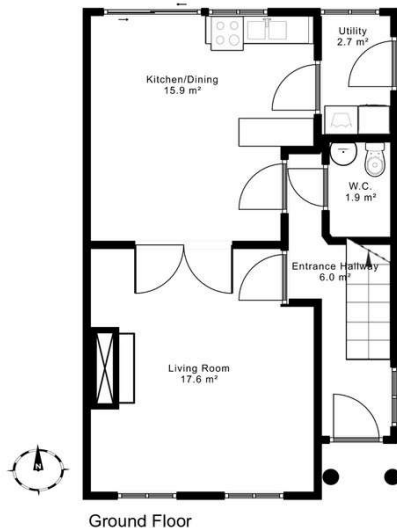
comprising electric shower and cubicle, wc, whb, mirror, shaving light, extractor fan

Bedroom 2 3.05m (10'0") x 3.14m (10'4")

laminated flooring

Bedroom 3 3m (9'10") x 2.65m (8'8")

laminated flooring



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