

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
Auctioneers, Valuers, Estate Agents.



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W362

No.4674



## 4 Longfield Drive, Clonmel, E91 N1Y9

- 3 bed 3 bath Semi detached
- Interior finished to excellent standard
- Gas central heating
- Enclosed rear garden
- Side access

**Guide Price €285,000**



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## 4 Longfield Drive, Clonmel, E91 N1Y9

Brought to the market by P.F. Quirke & Co. Ltd is this exceptional three bedroom semi in Longfield. Situated close to the town centre and the N24, and within easy access to Boston Scientific and Abbott, Longfield is a much sought-after location. The houses here are well designed and No. 4 Longfield Drive is an exceptional example having been extensively decorated and developed by the current owner. Accommodation includes an Entrance hall with tile floor, Guest wc, Living room with laminate flooring and feature gas fireplace, Kitchen/Dining room with tile floor, storage units, tile splashback, breakfast counter, integrated appliances, Utility with tile floor and built-in units. Upstairs are three Bedrooms and two Bathrooms, all decorated to the highest of standards. There is a Stira to the attic providing for further useful storage space. The rear garden is enclosed and secure and includes a large Steeltech shed which has water and power. This is a truly stunning home, in fantastic condition. We recommend early inspection.

**Entrance Hall 1.96m (6'5") x 4.72m (15'6")**  
tile floor

**Guest wc 1.38m (4'6") x 1.42m (4'8")**  
tile floor, wc, whb

**Living Room 4.13m (13'7") x 4.43m (14'6")**  
laminate wood flooring, gas fire

**Kitchen/Dining Room 4.66m (15'3") x 4m (13'1")**  
tile floor, storage units at eye and floor level, tile splashback, electric oven, integrated under counter fridge

**Utility 1.41m (4'8") x 1.22m (4'0")**  
tile floor, PVC side door with access to back garden

**Upstairs Landing 2.21m (7'3") x 4.12m (13'6")**  
hotpress, Stira stairs to attic, carpet

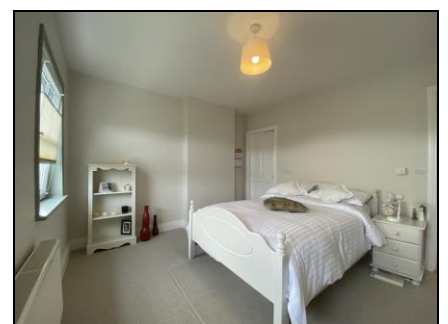
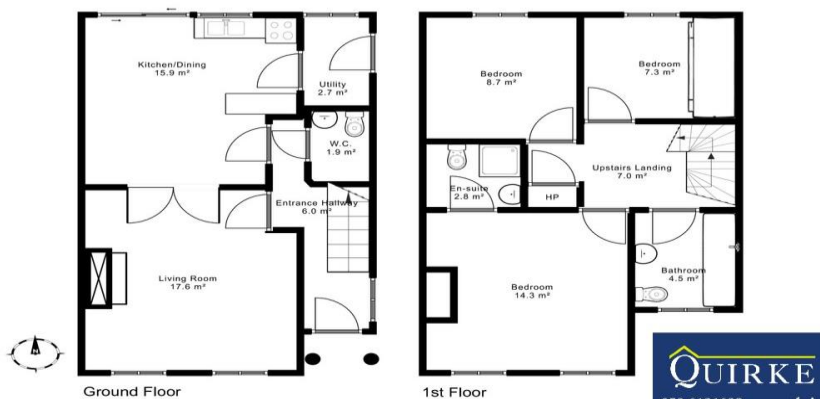
**Bathroom 2.01m (6'7") x 2.35m (7'9")**  
tile floor, tiled walls, bath, electric shower, wc, whb

**Bedroom 1 3.43m (11'3") x 4m (13'1")**  
carpet

**En-Suite 1.07m (3'6") x 1.96m (6'5")**  
tiled walls, electric shower, whb, wc

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

**Bedroom 3 3m (9'10") x 2.65m (8'8")**  
large built-in wardrobe with sliding doors, carpet



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