

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

C10780

No.4635



9 Ashgrove Lawn, Clonmel E91 FN23

- 3 bed, semi-detached
- Excellent family home
- Great location close to town
- Gas central heating
- Alarmed

Guide Price €230,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



9 Ashgrove Lawn, Clonmel E91 FN23

Brought to the market by PF Quirke & Co. Ltd is an excellent, well-developed 3 bedroom semi-detached property in the ever popular Ashgrove Lawn area. No. 9 has many features including new PVC front door, high quality laminate flooring, built in furniture, inset stove and good quality kitchen units together with bonus attic space and a South facing patio and rear garden. Accommodation includes entrance hall, sitting room, kitchen/dining room with French door to garden at rear at ground floor, while at first floor there are three bedrooms and 2 bathrooms, with a stairs to bonus attic space. The property has PVC windows, burglar alarm, gas central heating, new boiler and wall insulation fitted in 2022. This is an excellent family home, early inspection recommended.

Entrance Hall 4.06m (13'4") x 1.85m (6'1")

Laminate floor.

Sitting Room 4.56m (15'0") x 4.12m (13'6")

Laminate floor, cast iron fire place with stove inset, built in units on either side of fireplace, coving and centre rose.

Kitchen/Diner 6.05m (19'10") x 3.31m (10'10")

Tiled floor, fitted units at eye and floor level, integrated oven, hob, plumbed for washing machine, tiled splashback, sliding door to patio and South facing garden at rear.

First Floor Landing 3.01m (9'11") x 2.05m (6'9")

Bathroom 2.15m (7'1") x 1.84m (6'0")

Tiled floor to ceiling, Electric shower with large tray, w/c, whb unit, heated towel rail.

Bedroom 1 3.09m (10'2") x 3.05m (10'0")

(into bay 4m 4cm)

Ensuite 2.08m (6'10") x 0.08m (3")

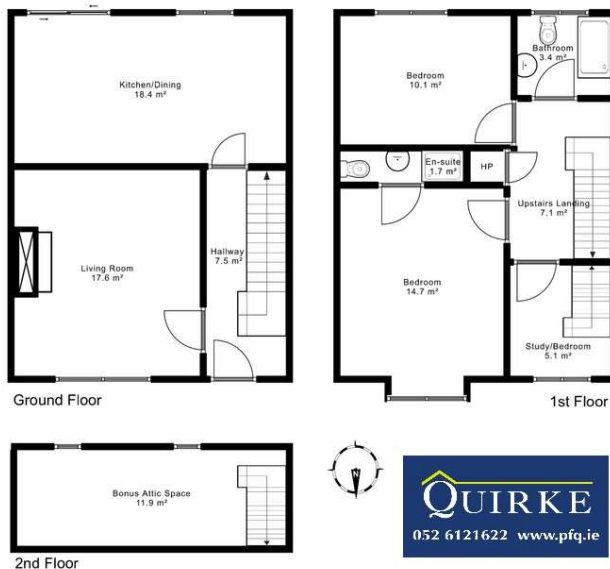
Tiled floor, electric shower, w/c, whb.

Bedroom 2 3.08m (10'1") x 2.93m (9'7")

Laminate floor.

Bedroom 3/Study 2.75m (9'0") x 2.05m (6'9")

Bonus Attic space 6m (19'8") x 2.02m (6'8")



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