

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.5563



Oakville House, Kickham Street, Clonmel E91 PK60

- Four bedroom, two bathroom bungalow
- Prime Town centre location
- Spacious accommodation throughout
- Gated, off street parking to rear.
- Gas central heating

Guide Price €375,000



44 Gladstone Street Clonmel County Tipperary
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Oakville House, Kickham Street, Clonmel E91 PK60

Brought to the market by PF Quirke & Co., Oakville house is a four bedroom bungalow ideally located in the centre of Clonmel and is perfect for those looking to downsize or purchase a home in the heart of the town. Despite it's proximity to the town centre, this is a well proportioned home with ample space to both front and rear of the property. It is well maintained and presented throughout.

Accommodation comprises an entrance hallway, living room, kitchen/dining room, utility room, four bedrooms, an en suite bathroom and family bathroom. Externally, there is a well kept garden to the front and to the rear, there is a gated entrance to a fully paved area which can be used for off-street parking. Benefits from rear prpoeptry access via a lane, gas central heating and double glazed windows.

The property is within walking distance of all amenities with SS. Peter & Paul's CBS and High School CBS opposite the property. Oakville Shopping Centre is a short walk away and provides access to a supermarket and pharmacy. Presented in turn key condition, this property is ideal for those looking to downsize or settle in the centre of Clonmel. We recommend early viewing!

Entrance Hallway 1.59m (5'3") x 2.93m (9'7")

Laminate flooring, alarm panel

Living Room 4.34m (14'3") x 3.91m (12'10")

Laminate flooring, feature fireplace, gas fire, coving, access to boiler

Kitchen/Dining Room 6.01m (19'9") x 3.34m (10'11")

Tile floor and backsplash, gas fireplace, fitted wall and floor units, built in hob and oven

Utility 1.85m (6'1") x 1.16m (3'10")

Tile wall and floor, plumbed for washing machine, fitted wall units, access to rear yard

Bathroom 1.07m (3'6") x 3.29m (10'10")

Lino floor, partially tiled wall, electric shower, bath, WC, WHB

Bedroom 2.44m (8'0") x 3.34m (10'11")

Carpet flooring

Bedroom 4.19m (13'9") x 2.83m (9'3")

Laminate flooring, built in wardrobes

Bedroom 4.31m (14'2") x 2.83m (9'3")

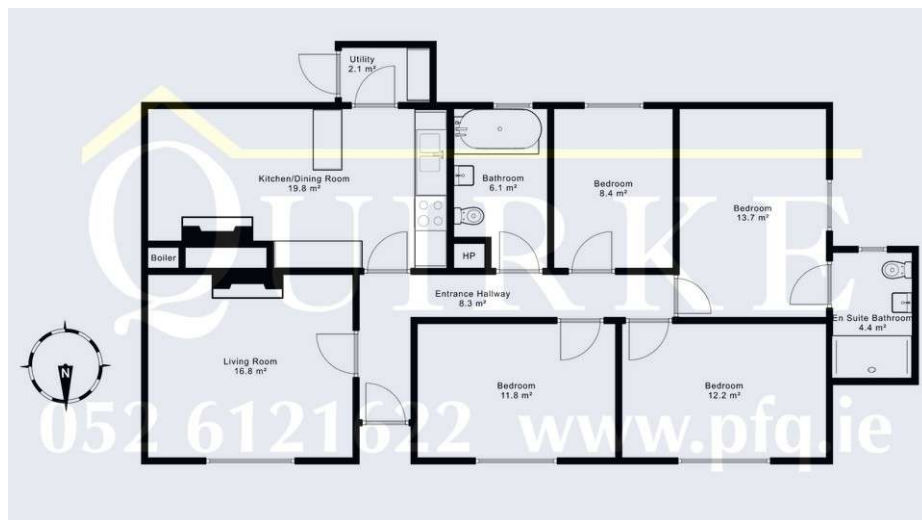
Laminate flooring, built in wardrobes

Bedroom 4.41m (14'6") x 2.92m (9'7")

Carpet flooring

En suite bathroom 2.65m (8'8") x 1.67m (5'6")

Fully tiled, electric shower, wet room style shower, WC, WHB



Total Floor Area: 97 sqm (1044 sqft)



C

≤225

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