

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

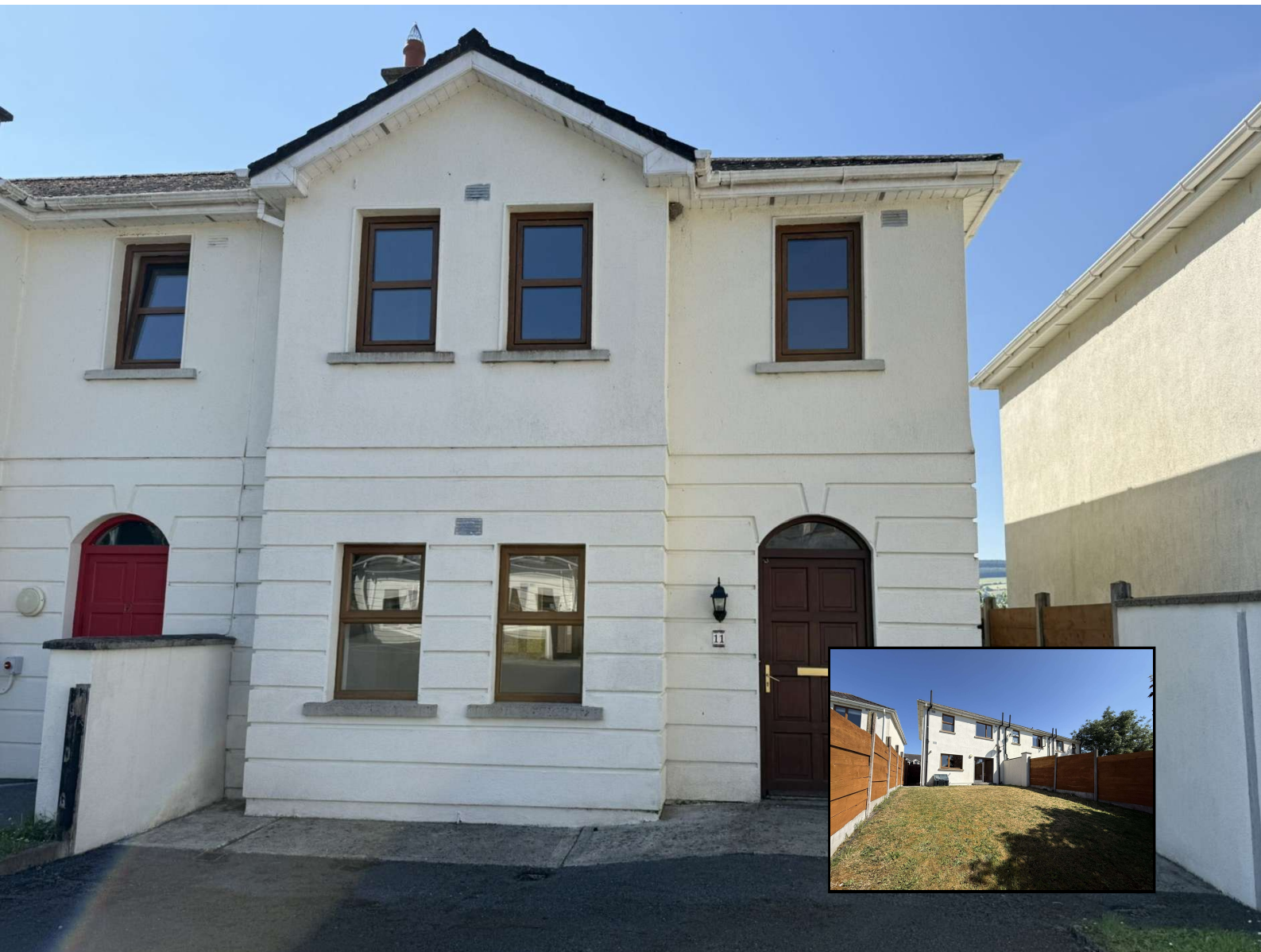
QUIRKE
P. F. QUIRKE & CO. LTD.
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C1107

No.5372



11 Beech View, Ard Na Sidhe, E91 F7P8

- Three bedroom end of terrace house
- Located close to all amenities
- South east facing rear garden
- Located in a quiet residential area

Guide Price €250,000



44 Gladstone Street Clonmel County Tipperary
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11 Beech View, Ard Na Sidhe, E91 F7P8

PF Quirke & Co brings 11 Beech View to the market. This property is ideally located within walking distance to Clonmel town centre and other amenities. It is presented in good condition and benefits from well proportioned rooms throughout. The house comprises an entrance hallway, living room, kitchen/dining room and downstairs WC. Upstairs there are three bedrooms, an en suite bathroom and a family bathroom. Externally, the property benefits from an ample driveway providing off-street parking. To the rear of the house, there is a south east facing rear garden ensuring plenty of sunlight and is accessed through patio doors from the kitchen. The garden is fully enclosed and has gated side access.

11 Beech View is located in a quiet residential area close to the centre of Clonmel and is within walking distance to Abbott Vascular, Boston Scientific and local bus stops. Cahir, Cashel and all major business parks in the area are easily accessed making it ideal for commuters. This property is perfect for first time buyers working in the area or investors looking to buy an attractive rental property. We recommend early inspection!

Entrance Hallway 2.61m (8'7") x 4.59m (15'1")
Tiled floor, coving

Living Room 4.45m (14'7") x 3.77m (12'4")
Solid oak flooring, ceiling rose, coving, open fire, mantle, french doors to kitchen, bay window, 4.97m into bay

Kitchen/Dining Room 5.98m (19'7") x 3.57m (11'9")
Tiled floor and backsplash, gas hob, built in oven, built in floor and wall units, double patio doors to rear garden

WC 1.67m (5'6") x 1.39m (4'7")
Tiled floor, WC, WHB

Landing 3.14m (10'4") x 2.18m (7'2")
Carpet floor, access to attic

Bedroom 3.41m (11'2") x 3.46m (11'4")
Carpet floor, rear facing

Bedroom 2.57m (8'5") x 2.47m (8'1")
Carpet floor, front facing

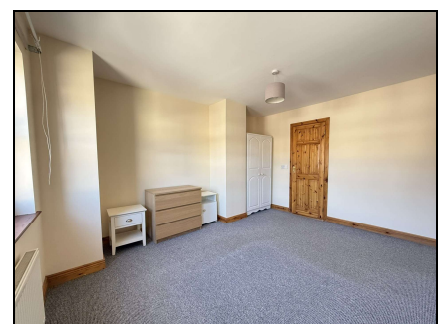
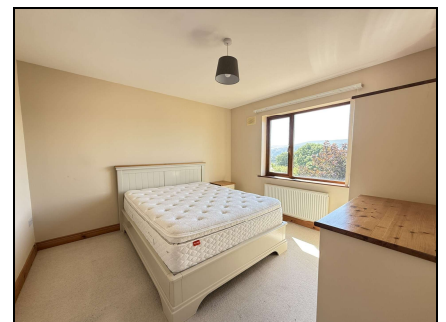
Bedroom 3.61m (11'10") x 3.41m (11'2")
Carpet floor, front facing, bay window, 4.07m into bay

En Suite Bathroom 2.85m (9'4") x 0.79m (2'7")
Fully tiled, electric shower, WC, WHB, shaving light

Bathroom 2.46m (8'1") x 2.18m (7'2")
Partially tiled walls, tiled floor, bath, WC, WHB, shaving light, mirror



Total Floor Area: 100.32 sqm



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