

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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D491

No.5584



10 Glencarra Grove, Clonmel E91 D2C6

- 3 Bed, 3 Bath Home
- Gas FCH, Double Glazed PVC Windows
- Popular Residential Area
- Public Transport Links

Guide Price €275,000



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Glencarra Grove, Clonmel

Brought to the market by PF Quirke & Co., 10 Glencarra Grove is an attractive three-bedroom end of row semi-detached property, ideally situated just off the Fethard Road in Clonmel. The property is well presented throughout and offers spacious, well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway, bright living room with an open fireplace, a spacious kitchen/dining room and a convenient guest WC. The living room benefits from excellent natural light and connects to the kitchen/dining area through double doors, creating a practical and sociable living space. Upstairs, there are three bedrooms, with the main bedroom benefiting from an en-suite, along with a family bathroom. Externally, the property offers off-street parking to the front, while the end of row position provides valuable side access to a fully enclosed and private rear garden, ideal for outdoor entertaining, children or additional storage. The property is heated by gas-fired central heating and features PVC windows. 10 Glencarra Grove enjoys a convenient location on the outskirts of Clonmel, with easy access to the town centre, the N24 bypass and a range of other major road networks. Local public transport links are also available, providing convenient access to Clonmel and its surrounding amenities. With its spacious accommodation, private rear garden, side access and excellent location, this property would make an ideal family home. Early viewing is highly recommended.

Entrance Hall 5.44m (17'10") x 1.91m (6'3")

Living Room 4.73m (15'6") x 3.89m (12'9")

Open fireplace, Double doors to kitchen/ dining room

Kitchen/ Dining room 3.78m (12'5") x 5.89m (19'4")

Units at eye and floor level, Tiled floor

Guest W/C 1.51m (4'11") x 2.23m (7'4")

Tiled floor, WHB, W/C

Upstairs Landing 3.05m (10'0") x 2.61m (8'7")

Hotpress

Bedroom 3.21m (10'6") x 3.63m (11'11")

Bedroom 3.55m (11'8") x 3.19m (10'6")

Built in wardrobes

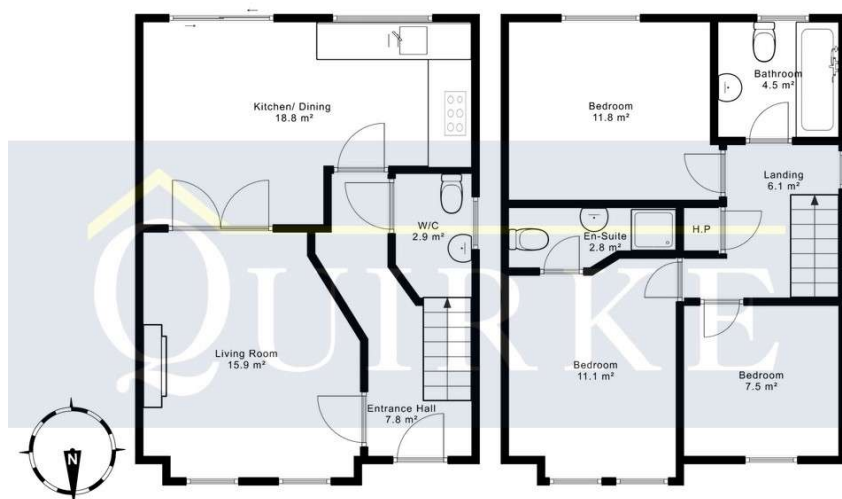
En-Suite 1.25m (4'1") x 3.13m (10'3")

Tiled floor, W/C, WHB, Shower

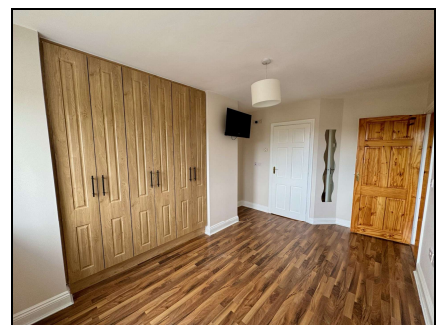
Bedroom 2.78m (9'1") x 2.06m (6'9")

Bathroom 2.11m (6'11") x 2.17m (7'1")

Tiled floor/walls, WHB, W/C, Bath



Total Floor Area: 100 sqm (1076 sqft)



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