44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

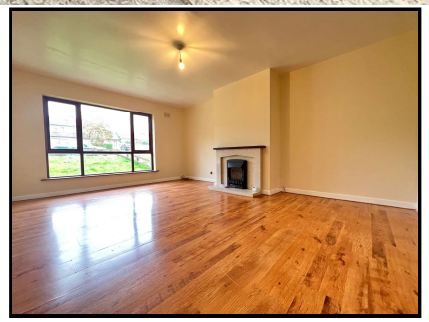
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No.5624



32 Auburn Green, Clonmel, E91 F865



- Four bedroom semi-detached property
- Green area to the Front, Side and Back of house
- Situated on the Cashel Road, close to town centre and all amenities
- Well proportioned throughout
- High Energy Rating , BER "B"

Guide Price €275,000

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P.F. Quirke & Co. are delighted to present 32 Auburn Green to the market. This wonderful 4 bedroom, 2 bathroom property is in a quiet, mature residential area and is close to all amenities. Accommodation briefly comprises a porch, entrance hallway, living room, kitchen/dining room, downstairs bedroom and en-suite bathroom on the ground floor. Upstairs, there are three bedrooms and a bathroom. Externally, the home benefits from front garden with off-street parking and gated side access. To the rear of the property a well-proportioned garden south west facing garden making use of afternoon and evening sun. There is also a utility/boiler house attached to the side of the property which is accessed from the rear garden.
32 Auburn Green is in great condition and well proportioned throughout. It also holds an impressive B Energy rating. The property is located close to all amenities with Clonmel Town Centre within walking distance and local bus stops at the entrance to the estate. It is ideal for both those working in the town and commuters with Abbott Vascular and Boston Scientific close by and major road networks such as the N24 being easily reached. We highly recommend early inspection of this property!

Porch 1.67m (5'6") x 0.86m (2'10")

Entrance Hall 1.76m (5'9") x 4.54m (14'11")
Tile

Living Room 4.08m (13'5") x 5.27m (17'3")
Laminate wood floor. gas inset stove

Kitchen/Dining 5.97m (19'7") x 3.68m (12'1")
Tile floor, untis at eye and floor level, whb, electric oven, sliding door to rear garden

Bedroom 1 (ground Floor) 2.68m (8'10") x 2.63m (8'8")
Laminate wood floor, en-suite

En-Suite 2.64m (8'8") x 0.82m (2'8")
Tile floor & splashback, wc, whb & electric shower

Utility 2.64m (8'8") x 1.45m (4'9")
Gas boiler, washing machine & dryer

Upstairs Landing 2.96m (9'9") x 2.58m (8'6")
Carpet

Bedroom 2 2.99m (9'10") x 2.99m (9'10")
Built-in storage

Bedroom 3 2.89m (9'6") x 3.99m (13'1")
Built-in wardrobe

Bedroom 4 3.79m (12'5") x 3.19m (10'6")
Built-in Wardrobe

Bathroom 2.08m (6'10") x 2.09m (6'10")
Tile floor, whb, wc, bath & electric shower



Total Floor Area: 110 sqm (1184 sqft)

BER B

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