

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.5557



32 William Street, Clonmel, E91 PY66

- 4 bedroom house
- Located in the town centre
- Well-proportioned rooms throughout
- Impressive and private rear garden space

Guide Price €270,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



32 William Street, Clonmel, E91 PY66

PF Quirke are delighted to bring 32 William Street, Clonmel to the market. Located in Clonmel Town Centre, this four bedroom property is close to all amenities. Laid out over two floors, the property comprises an entrance hallway, living/dining room, kitchen, bathroom and bedroom/study. Upstairs, there are three bedrooms and a WC. All rooms are well proportioned throughout. Internally, the property is in good condition and the bathroom has been recently fully refitted. Externally, there is a yard and expansive garden to the rear. The garden is placed away from the house and benefits from sunlight throughout the day. It is fully enclosed and private. The property is close to all amenities with schools, supermarkets and bus stops all within walking distance.

While in need of minor renovation in places, the property presents a wonderful opportunity for first time buyers or investors to purchase a home in the centre of town. We recommend early inspection!

Entrance Hallway 6.54m (21'5") x 1m (3'3")

Laminate flooring

Living/Dining Room 6m (19'8") x 2.94m (9'8")

Laminate flooring

Bedroom/Study 5.01m (16'5") x 2.81m (9'3")

Laminate flooring

Kitchen 2.76m (9'1") x 2.48m (8'2")

Tiled floor and backsplash, fitted wall and floor units, built in electric hob and oven, plumbed for washing machine, boiler

Hall 0.9m (2'11") x 2.85m (9'4")

Laminate flooring, access to rear

Landing 4.01m (13'2") x 1.95m (6'5")

Carpet flooring

Bedroom 4m (13'1") x 3.81m (12'6")

Front Facing, Carpet flooring

Bedroom 2.8m (9'2") x 3m (9'10")

Front Facing, carpet flooring

Bedroom 2.79m (9'2") x 2.99m (9'10")

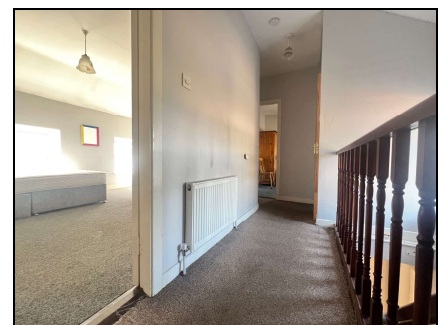
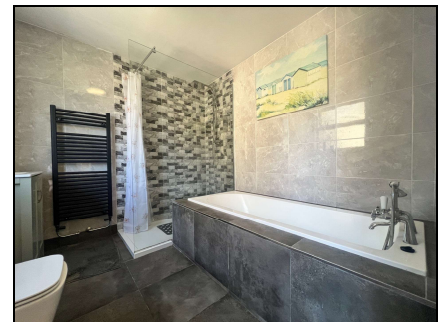
Rear facing, carpet flooring

WC 1.17m (3'10") x 1m (3'3")

Tiled floor, WC, WHB, Extractor fan

Bathroom 2.44m (8'0") x 2.38m (7'10")

Fully tiled, Walk in shower, WC, WHB, bath, heated towel rail



Total Floor Area:

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