

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.



T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty

N188

No.5558



14 Birch Grove, Ard Na Sidhe, Clonmel E91 K7K4

- 4 bedroom semi detached house
- Located in quiet residential area close to the town centre
- Close to major road networks and public transport links
- All amenities within walking distance

Guide Price €350,000



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



14 Birch Grove, Ard Na Sidhe, Clonmel E91 K7K4

P.F. Quirke & Co. Ltd. are delighted to bring No. 14 Birch Grove, Clonmel to the market. This is an excellent four Bedroom, four Bathroom semi-detached end house with a large garden and ample parking immediately adjacent. Accommodation includes an Entrance Hall, Living Room, Guest wc, Kitchen/Dining Room, Utility, Bedroom and En-suite at ground floor with a further three Bedrooms and two Bathrooms overhead. The property is in excellent condition throughout with PVC windows and gas central heating. The large rear garden has a side access, patio area with pergola and garden shed. It faces south west and gets maximum benefit from the sun. The property is well fitted throughout.

14 Birch Grove is ideally located close to all amenities. The town centre, Abbott Vascular and Boston Scientific are all within walking distance. The property is well served by road and public transport networks with a bus stop at the exit of the estate and the N24 within easy reach. This provides access to Cahir, Kilsheelan and Carrick On Suir.

This property is perfect for those wishing to up-size while remaining in the town centre and close to all amenities. We recommend early viewing!

Entrance Hall 2.05m (6'9") x 4.43m (14'6")

Tile floor, alarm panel

Living Room 3.8m (12'6") x 4.93m (16'2")

open fireplace, laminate floor.

Kitchen/Dining Room 3.75m (12'4") x 5.96m (19'7")

Tile floor, french door to back garden, built-in units at eye & floor level, integrated gas hob.

Utility 2.08m (6'10") x 1.8m (5'11")

back door to rear garden, laminate flooring, plumbed for washing machine

Guest W.C. 1.31m (4'4") x 1.69m (5'7")

Tile floor, whb & wc.

Bedroom 1 (downstairs) 2.81m (9'3") x 3.87m (12'8")

laminate floor & en-suite bathroom

En-Suite 0.79m (2'7") x 2.76m (9'1")

whb,wc, shower (mains) & tile floor & walls

Upstairs Landing 2.22m (7'3") x 3.06m (10'0")

Laminate wood floor

Main Bathroom 1.79m (5'10") x 2.47m (8'1")

Tile floor & walls, bathtub with shower, wc & whb.

Bedroom 2 3.64m (11'11") x 4.25m (13'11")

Laminate wood floor

Bedroom 3 3.64m (11'11") x 4.25m (13'11")

Laminate wood floor.

En-Suite 0.81m (2'8") x 2.78m (9'1")

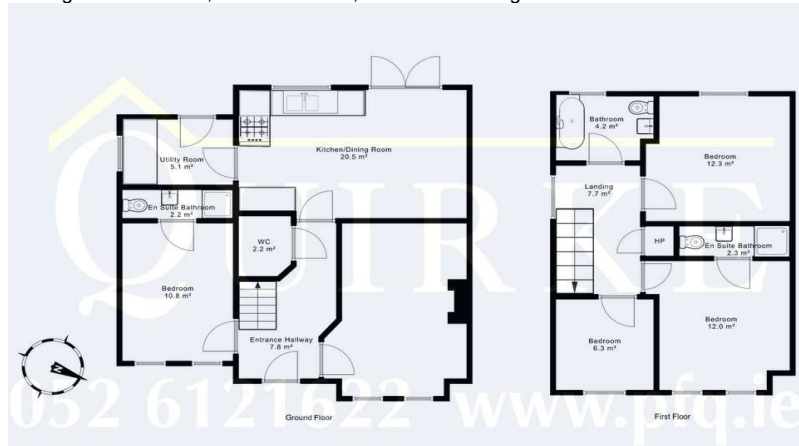
Tile floor & walls, electric shower, wc & whb.

Bedroom 4 2.53m (8'4") x 2.47m (8'1")

Laminate wood floor

Pergola

Corrugated PVC roof, concrete base, accessed through double doors from kitchen/dining room



BER C2

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