

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

F500

No.5527



64 Cherrymount, Clonmel, E91 F685

- Oil fired central heating
- PVC windows
- Well laid out front lawn
- Off street parking
- Enclosed rear garden

Guide Price €245,000



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



64 Cherrymount, Clonmel, E91 F685

P.F. Quirke & Co. Ltd. are delighted to bring to the market this spacious three-bedroom semi-detached residence with integrated garage, ideally located in the established and highly sought-after Cherrymount estate. Situated just off the Western Road, a short distance to Poppyfield Retail Park and within walking distance of South Tipperary University Hospital, the property enjoys excellent access to a wide range of local amenities.

Extending over two floors, the accommodation comprises, entrance hall, living room, kitchen, dining room, utility, bathroom and integrated garage at ground floor level, with three bedrooms and a family bathroom on the first floor.

While the property would benefit from updating and modernisation, it offers an excellent opportunity for purchasers to create a superb family home tailored to their own tastes and requirements. The generous layout, combined with the integrated garage, also provides potential for refurbishment, reconfiguration or extension (subject to the necessary planning permissions).

Outside, the property enjoys a spacious front lawn and a large mature enclosed rear garden, offering privacy and ample space for family enjoyment. Early viewing is highly recommended.

Hall 1.96m (6'5") x 2.56m (8'5")

laminate flooring, teak front door

Sitting Room 5.21m (17'1") x 3.07m (10'1")

laminate flooring, solid fuel fireplace, metal inset, granite base, access to dining room

Dining Room 2.94m (9'8") x 3.5m (11'6")

laminate flooring

Kitchen 3.91m (12'10") x 3.5m (11'6")

laminate flooring, sink unit and a range of fitted presses, understairs storage, spacious hotpress

Utility 1.1m (3'7") x 1.92m (6'4")

plumbed for washing machine, tiled walls, lino floor

Shower Room 1.56m (5'1") x 2.28m (7'6")

comprising electric shower and cubicle, wc, whb, tile floor, shower area tiled, extractor fan

Back hall 1m (3'3") x 2.51m (8'3")

tile floor, PVC rear door, access to rear garden

Garage 3.06m (10'0") x 3.14m (10'4")

Up & over garage door

Upstairs Landing 2.1m (6'11") x 2.66m (8'9")

Carpet flooring

Separate wc 1.73m (5'8") x 0.82m (2'8")

Fitted shelf

Bathroom 1.76m (5'9") x 1.96m (6'5")

comprising bath, wc, mirror shaving light

Bedroom 1 4.85m (15'11") x 3.55m (11'8")

carpet, fitted wardrobe

Bedroom 2 3.65m (12'0") x 3m (9'10")

wardrobe, laminate flooring

Bedroom 3 2.37m (7'9") x 3.42m (11'3")

laminate flooring, fitted wardrobe, shelving

Total Floor Area Approx: 110 sqm (1184 sqft)



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