44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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L442 No.5531



80 Ard Na Greine, Clonmel, E91 K585



- 2 bed bungalow
- Excellent condition, with fully paved rear
- PVC windows, gas heating
- Concrete shed
- Fabulous location

Guide Price €220,000

80 Ard Na Greine, Clonmel, E91 K585











P F Quirke & Co are delighted to present this excellent 2-bedroom bungalow, situated in the ever-popular and sought-after Ard na Greine, Clonmel, enjoying fine views of the Comeragh Mountains.
The property has been modernised and upgraded in recent years and is presented in good order throughout.
Accommodation comprises: entrance hall, open-plan living/dining room, kitchen, 2 bedrooms and bathroom. Further benefits include PVC double-glazed windows and gas-fired central heating. Out-offices include a laundry room which is plumbed for washing machine and houses the gas boiler. There is also a timber garden shed.

Externally, the property features well-maintained lawns to the front, an enclosed yard to the rear and side access.
It has also been insulated externally.
This is an ideal opportunity for first-time buyers or those seeking to downsize, situated within easy reach of Showgrounds Shopping Centre, Dunnes Stores at Oakville Shopping Centre and Tesco, and within walking distance of all amenities.

Early inspection is strongly recommended.

For further details or to arrange a viewing, contact P F Quirke & Co Ltd, 44 Gladstone Street, Clonmel. Tel: 052 612 1622. Web: www.pfq.ie

Entrance Hall 3.31m (10'10") x 1.07m (3'6")
Laminate flooring, composite door

Living/dining Room 3.95m (13'0") x 5.97m (19'7")
Bright open plan living and dining room with laminate flooring, feature fireplace and access to rear

Kitchen 2.35m (7'9") x 1.94m (6'4")
Galley style kitchen with tiled blacksplash and flooring, gas hob, oven, extractor fan and fitted floor and wall units

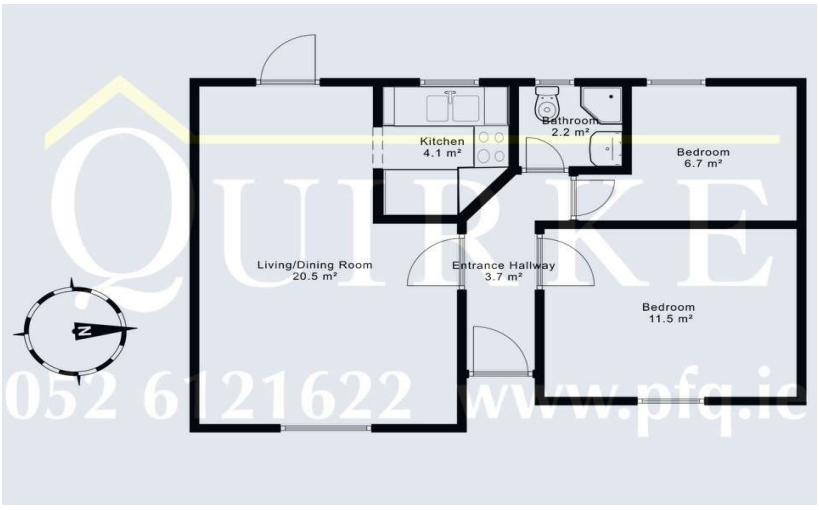
Bedroom 3.86m (12'8") x 2.97m (9'9")
Front facing with laminate flooring and expansive built in wardrobes

Bedroom 2.53m (8'4") x 2.37m (7'9")
Rear facing, laminate flooring

Bathroom 1.58m (5'2") x 1.33m (4'4")
Fully tiled, electric shower, WC and WHB

Block shed 3.07m (10'1") x 2.02m (6'8")
Benefits from electricity and plumbing, currently in use as utility room with both washer and dryer, boiler

Wooden shed 1.55m (5'1") x 1.8m (5'11")



Total Floor Area: 60 sqm (646 sqft)

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