

FOR SALE

By Private Treaty

**34 CROKE GARDENS
THURLES**



LUXURY 3-BED TOWNHOUSE

LOCATION / DESCRIPTION:

Excellent 3-Bed townhouse, newly built (2005), located within 100 yards of the town centre. Situated in sought after residential area with allocated private parking. Ideal investment / family home or for retirement.

ACCOMMODATION:

- Entrance Hall:** (6'2" x 15'10") with teak panel front door, glazed side panels, tiled floor, staircase to 1st floor.
- Sittingroom:** (10'6" x 16'0") with bay window, timber floor, cove cornice, electric fire and surround.
- Kitchen/Diningroom:** (17'6" x 11'9") with tiled floor, upper and lower fitted kitchen units, tiled over worktop, electric hob & oven, plumbed for dishwasher & autowash, patio door to rear garden.

Upstairs

- Landing:** (6' 0" x 12' 3") with timber floor, hotpress with electric immersion.
- Bathroom:** (7' 2" x 6'9") with W.C., W.H.B, Bath with 'T' 90 SI electric shower, tiled over bath, tiled floor, light shaver.
- Bedroom 1:** (9'11" x 10'9") with pine timber floor, 4 door built in wardrobe.
- Bedroom 2:** (7'5" x 9'4") with pine timber floor.
- Bedroom 3:** (9'1" x 13'2") with pine timber floor, 4 door built in wardrobe.

FEATURES:

- * Town Centre Location
- * Adjacent to All Amenities
- * Recently Refurbished. Tastefully decorated.
- * Sought After Residential Area
- * Allocated Private Parking
- * Enclosed lawn to rear.
- * Oil-Fired Central Heating
- * PVC Dbl. Glazing
- * Maintenance free exterior.
- * Ideal investment / family home or for retirement.

PRICE:

Region €230,000

VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers. Please contact Jonathan Gleeson at (087 6888440) or Kevin Quilter at (087) 6174844.



Cathedral Street, Thurles

Ph: (0504) 22997

Fax: (0504) 22986

Email: info@tipperaryproperty.com

www.tipperaryproperty.com