

**For Sale**  
By Private Treaty

Guide Price

**€240,000**

**REA**  
**JOHN LEE**



**REA**  
**JOHN LEE**

**REABEG**

Rearcross, Newport, Co. Tipperary.

V94 H294

4-Bed Detached Bungalow



**BER** **E2**



**reajohnlee.ie**

PSRA: 002764



## | Location

This property is situated a short distance from Rearcross village on the R503. It is easily accessible to Limerick City. The National Technological Park is 30 minutes by car, while the area is served by a number of primary and secondary schools.

## | Description

REA John Lee bring to the market this Well Positioned 4 Bedroom Bungalow Residence on c. 0.5 acres. The property features a well laid out interior throughout and even though it would benefit from some modernisation, this is a great opportunity for a first time buyer or someone trading up for a quiet countryside setting. It is ideally situated only 30 minutes drive from the University of Limerick and convenient to Newport / Rearcross, just off the R503. Full Details and Appointment to view from the agent.

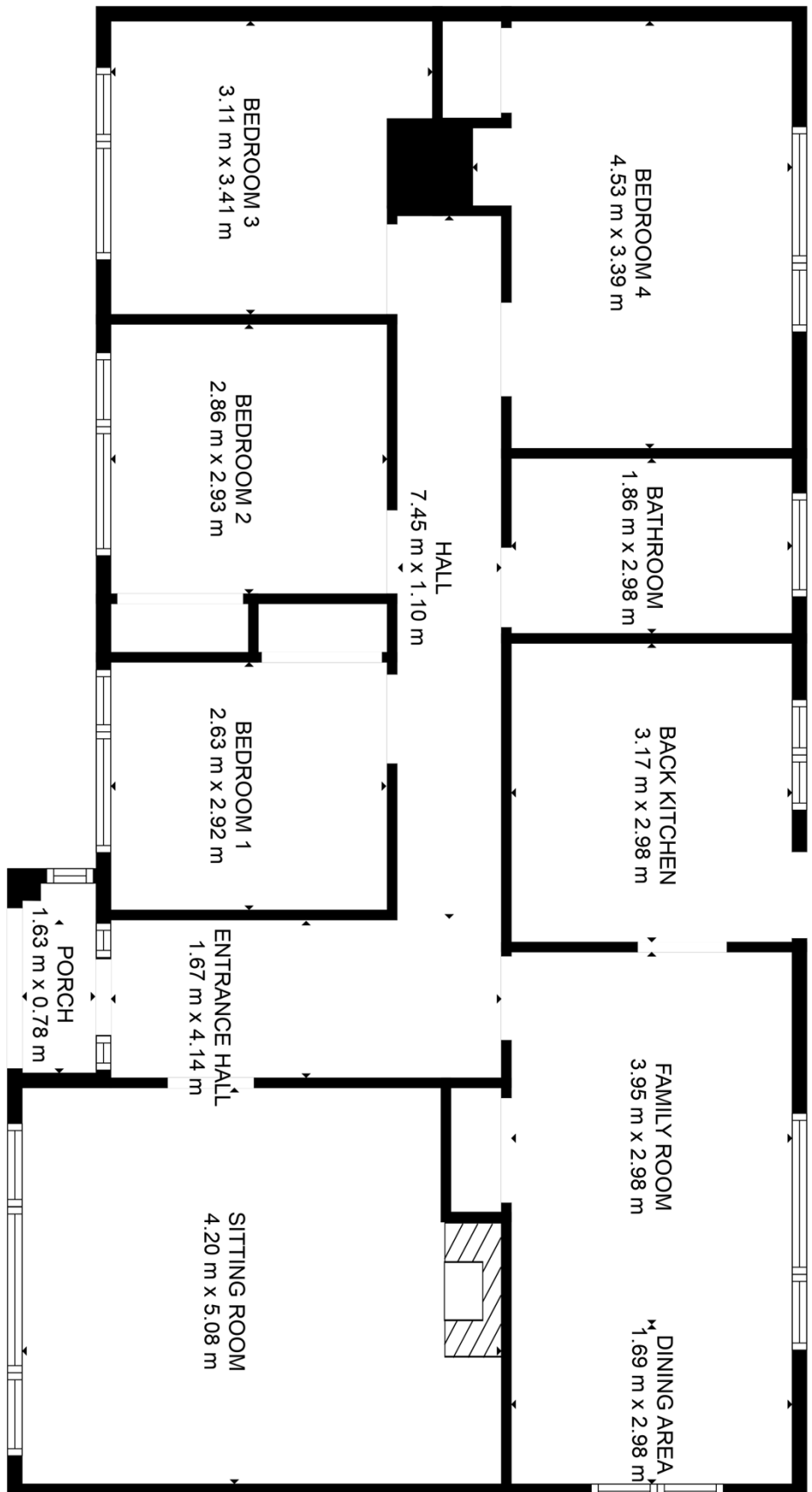
Services include; Mains ESB, Private Temporary Water, Oil Fired Central Heating, Septic tank. All windows are double glazed pvc.

Built c. 1980. Floor Area c. 1,271 sq.ft.

**Call 061 378 121**



## Accommodation



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Outside

There is a detached garage to the rear with a large concrete yard and front lawn.

## BER

E2  
371.13 kWh/m2/yr  
BER No. 118307339

## Viewing

By prior appointment.

## Directions

V94 H294

## Price

€240,000



## Selling agents

REA John Lee  
Main Street,  
Newport,  
Co. Tipperary.  
V94 FC8Y

T 061 378121  
E [info@reajohnlee.ie](mailto:info@reajohnlee.ie)  
W [www.reajohnlee.ie](http://www.reajohnlee.ie)

## Sales agent

James Lee  
BSc. Hon's., MRICS MSCSI  
Director

T (086) 235 1221  
E [james@reajohnlee.ie](mailto:james@reajohnlee.ie)

**CONDITIONS TO BE NOTED:** The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

[reajohnlee.ie](http://reajohnlee.ie)

PSRA: 002764

