

**For Sale**  
By Private Treaty

Guide Price

**€395,000**

**REA**  
**JOHN LEE**



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**JOHN LEE**

**BER C3**

## **FOXHALL**

Newport, Co. Tipperary.

V94 VNY5

3-Bed Detached Residence c. 137 sq.m.



**reajohnlee.ie**

PSRA: 002764



## | Location

The property is perfectly positioned to offer the best of both worlds – peaceful rural surroundings and excellent connectivity. Limerick City and the University of Limerick are within easy reach, making this an ideal choice for families, professionals, or anyone seeking a serene lifestyle with urban amenities close by.

The area is served by a number of primary and secondary schools in Newport town.

## | Description

REA John Lee are delighted to bring to the market this Ideally situated 3 Bedroom Residence standing on c. 0.65 acres with a Large Detached Garage extending to c. 100 sq.m. The property is finished to a very good standard throughout and has the added benefit of extra storage space at first floor level. Situated only a few minutes from Newport, this beautiful home is a short distance from Limerick City and University, close to all necessary amenities. It occupies a mature site with ample storage to the rear and a large detached garage or workshop to the side. Early inspection is highly recommended.

### Viewing:

This ideally situated home must be seen to be fully appreciated. Early viewing is highly recommended.

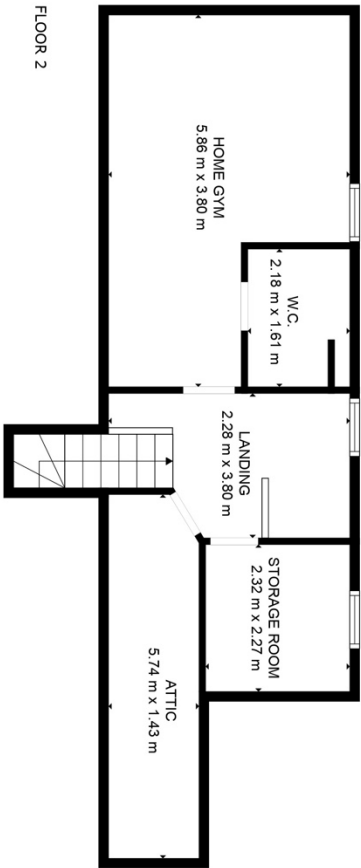
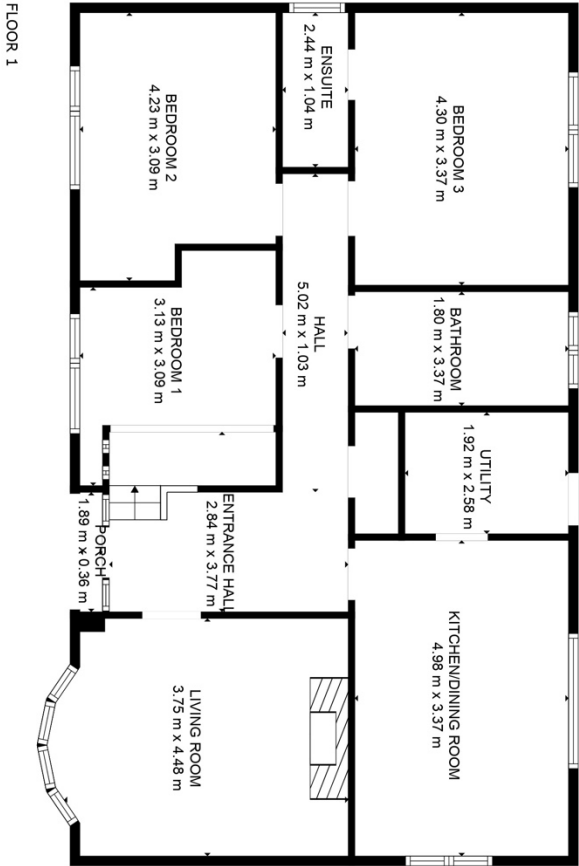
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank.

Built c. 2003. Floor Area c. 1,481 sq.ft.

**Call 061 378 121**



Accommodation





## Outside

Manicured lawns with approaching tarmac driveway leading to a large concrete yard area. The detached garage/workshop to the rear extends to c. 100 sq.m. with a fuel shed to the side.

## BER

C3  
220.43 kWh/m2/yr  
BER No. 118259480

## Viewing

By prior appointment.

## Directions

Coming into Newport take right turn before Ryans Centra. Continue straight on this road and take 1<sup>st</sup> right turn, proceed on this road a short distance and the property is on the left with sign thereon. 2km to Newport town. V94 VNY5

## Price

€395,000



## Selling agents

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Co. Tipperary.  
V94 FC8Y

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E [info@reajohnlee.ie](mailto:info@reajohnlee.ie)  
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## Sales agent

James Lee  
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Director

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