

**For Sale**  
By Private Treaty

Guide Price  
**€299,000**

**REA**  
**JOHN LEE**



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**65 ROSEHILL,**  
Newport, Co. Tipperary.  
V94 NP8A

3 / 4 Bedroom Semi Detached Residence 1,500 sq.ft.



**BER C1**



**reajohnlee.ie**

PSRA: 002764



## | Location

This property is situated a short walk from the centre of Newport and is within easy reach of the University of Limerick, only 25 minutes from Limerick City with easy access to the M7 motorway. Schools, shops, childcare, cafés and church are all within a short stroll.

## | Description

REA John Lee are delighted to bring to the market this Exceptional 3 / 4 Bedroom Semi Detached in this first class location. The property is in excellent condition throughout and has been carefully maintained. It benefits from large well laid out rooms and a spacious private garden to the rear. The bedrooms are bright and spacious with one room converted to a walk in wardrobe yet this could easily be converted back to a useable bedroom. There are built in wardrobes in all bedrooms with a large walk in wardrobe and ensuite in the master. This is an excellent home for anyone looking for a central location convenient to Limerick City and environs. All mains services are connected and the property is within walking distance of the town centre. This is a beautiful home ready for immediate inspection. Full Details from the agent.

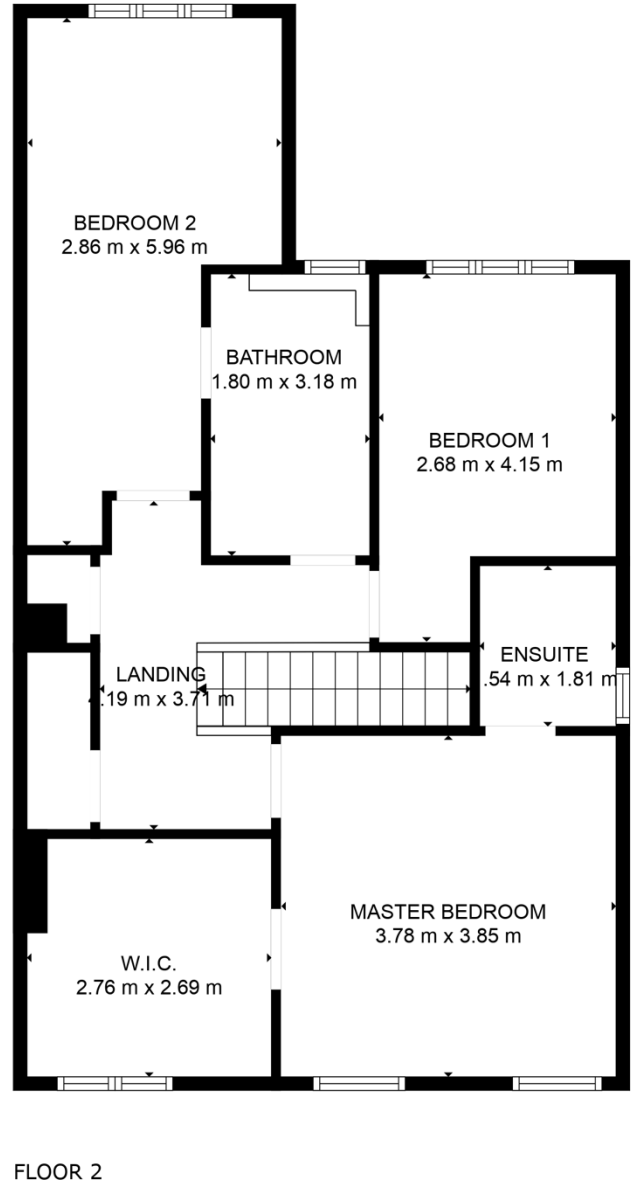
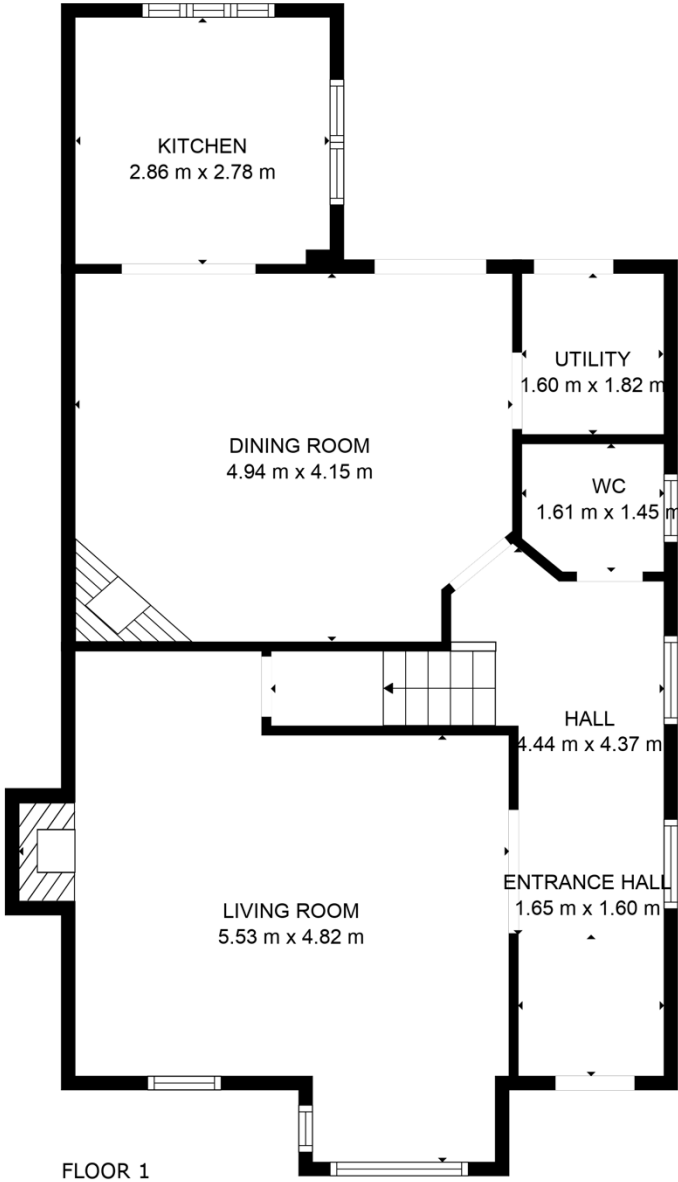
Services include; Mains ESB, Mains Water, Mains Gas Fired Central Heating, Mains Sewerage. All windows are double glazed pvc.

Built 2004. Floor Area c. 1,500 sq.ft.

**Call 061 378 121**



# Accommodation



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



## Outside

Maintenance free front and rear gardens with parking to the front for two cars.

## BER

C1  
172.8 kWh/m<sup>2</sup>/yr  
BER No. 117554261

Viewing

By prior appointment

## Directions

From Newport turn left in the Square coming from Limerick. Take entrance on left into Rosehill Estate and take 2<sup>nd</sup> right turn. The property is on the left a short distance with sign thereon.

Eircode: V94 NP8A

## Price

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## Selling agents

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## Sales agent

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