

For Sale
By Private Treaty

Guide Price
€450,000

REA
JOHN LEE



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JOHN LEE

BER B3

GARRAUN UPPER

Ballinahinch, Birdhill, Co. Tipperary.
V94 Y76H

6-Bed Detached Residence c. 270 sq.m.



reajohnlee.ie

PSRA: 002764



| Location

The property is ideally situated at Garraun Upper, only minutes from Ballinahinch village, close to Birdhill and Newport, and within easy reach of the M7 motorway providing access to Limerick, Nenagh and beyond.

| Description

REA John Lee are delighted to present this **Exceptional 6 Bedroom Detached Residence** extending to c. 270 sq.m. (c. 2,906 sq.ft.) and set on a beautifully landscaped site in a highly sought-after location.

This superb family home offers spacious and versatile accommodation, finished to a high standard throughout. The layout is thoughtfully designed with bright, open-plan living areas complemented by generous bedroom space, ideal for modern family living.

Accommodation includes:

- Bright Entrance Hall
- Spacious Sitting Room with feature fireplace
- Open-Plan Kitchen/Dining Area
- Office / Study
- Utility Room & Guest WC
- 6 Generous Bedrooms (Master Ensuite & Walk-in Ward)
- Family Bathroom

Externally, the residence sits on a meticulously maintained site with mature lawns and a sweeping driveway, offering excellent privacy in a tranquil countryside setting.

Viewing:

Viewing is highly recommended.

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

Built 2005. Floor area c. 270 sq.m.

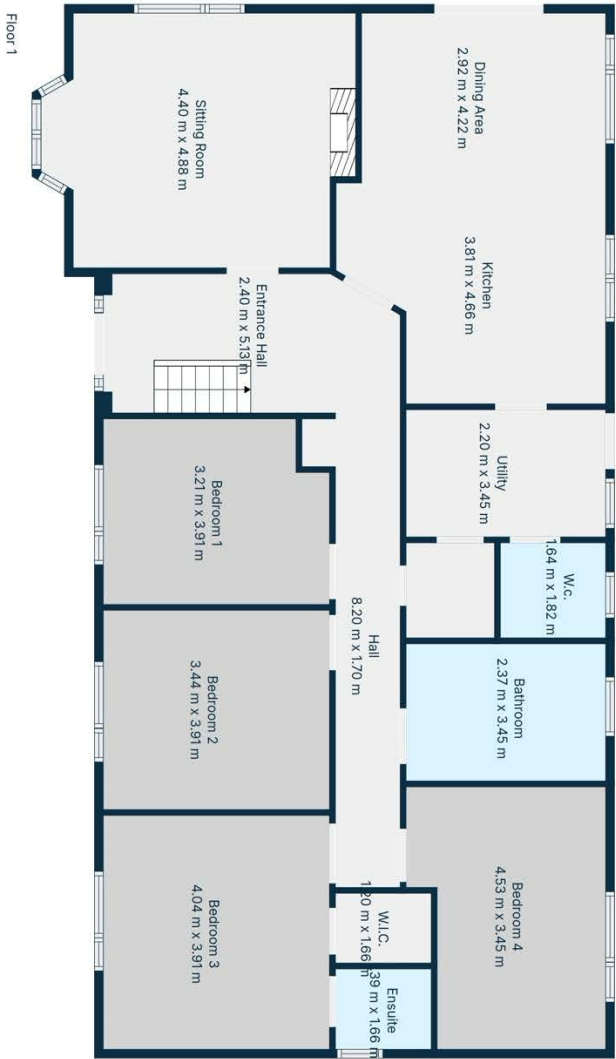
Call 061 378 121



Accommodation



Floor 2



Floor 1

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Outside

Elevated landscaped site with stunning views over the surrounding countryside. There is an approaching gravel driveway with lawns to the front and rear together with a detached shed.

BER

B3
127.66 kWh/m²/yr
BER No. 109758029

Viewing

By prior appointment.

Directions

Enter V94 Y76H to your mobile device.

Price

€450,000



Selling agents

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