

**For Sale**  
By Private Treaty

Guide Price  
**€199,000**

**REA**  
**JOHN LEE**



**70 SCANLON PARK,**  
Castleconnell, Co. Limerick.  
V94 V9T2

3 Bedroom Semi Detached Residence



**BER C2**



**reajohnlee.ie**

PSRA: 002764



## | Location

This property is situated a short walk from the centre of Castleconnell village and is within easy reach of the University of Limerick, only 15 minutes from Limerick City with easy access to the M7 motorway. Schools, shops, childcare, cafés and churches are all within a short stroll.

## | Description

REA John Lee are delighted to bring to the market this charming **3-bedroom semi-detached home** packed with potential!

🏠 End house on a **large site**

🌿 Enclosed **rear garden** – perfect for pets, play or relaxing outdoors

🚗 **Ample parking** to the front

📍 **Prime location** right in the heart of **Castleconnell village** – walk to schools, shops, cafes & more!

Whether you're a first-time buyer, a growing family or looking to downsize to a well-connected community, this property ticks all the boxes.

**Don't miss your chance to view – this one won't stay on the market for long!**

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

Built 2003. Floor Area c. 1,237 sq.ft.

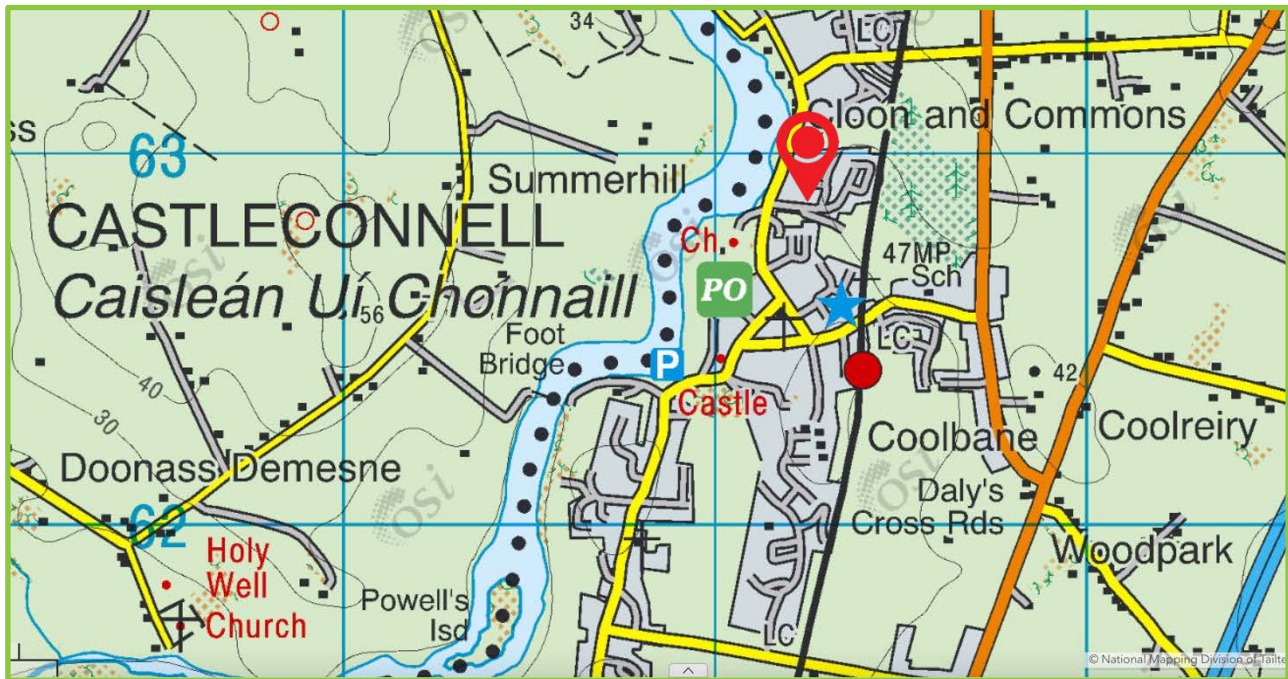
**Call 061 378 121**



Accommodation



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



## Outside

Large gardens to the front and rear with ample side access and an abundance of shrubbery. This end house offers enormous potential for either a first time buyer or downsizer.

## BER

C2  
189.07 kWh/m2/yr  
BER No. 103456570

## Viewing

By prior appointment

## Directions

Proceed through the Main Street and turn right into Scanlon Park. The property is the first house on the left.  
Eircode: V94 V9T2

## Price

€199,000



## Selling agents

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

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

## Sales agent

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Director

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