

**For Sale**  
By Private Treaty

Guide Price

**€240,000**

**REA**  
**JOHN LEE**



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**JOHN LEE**

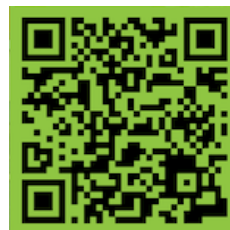
**BER C1**

**91 ROSEHILL**

Newport, Co. Tipperary.

V94 TN1F

3 Bedroom Semi Detached - c. 90 sq.m.



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

PSRA: 002764



## | Location

This property is situated a short distance 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.

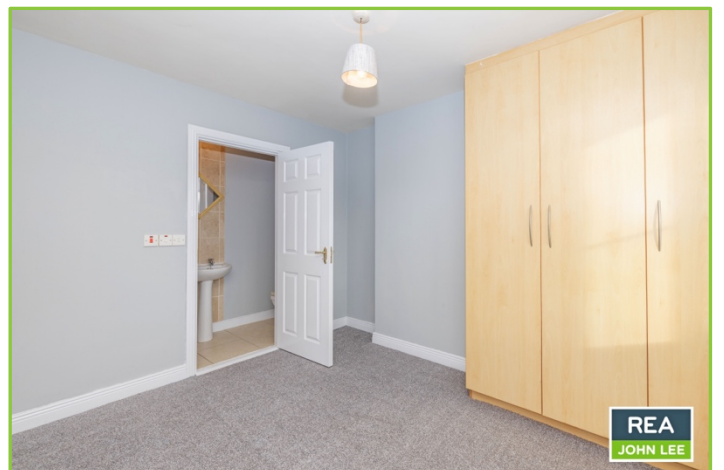
## | Description

REA John Lee are delighted to offer for sale this wonderful 3 Bedroom Semi Detached Property in the centre of Newport. No. 91 has been freshly decorated and is ready for immediate occupation with bright and spacious rooms throughout. The inviting entrance hall leads to a light filled sitting room with solid fuel fireplace and a fully fitted kitchen/dining area connected to a convenient utility room. A w.c. is nicely positioned adjacent to ample understair storage. The master bedroom has an en-suite bathroom with newly fitted triton shower and built in wardrobes. The remaining bedrooms are in excellent condition consisting of a single and double room. The family bathroom is in top class decor with a fitted bath. Outside the garden to the rear is fully enclosed with gated side access. This is an ideal home for a first time buyer, investor or someone looking for a retirement property within easy reach of all amenities Newport town has to offer. It benefits from all mains services and is ideally positioned towards the front of this sought after residential estate. The University of Limerick is only a 15 minute drive from the property. Appointments to view from the agent.

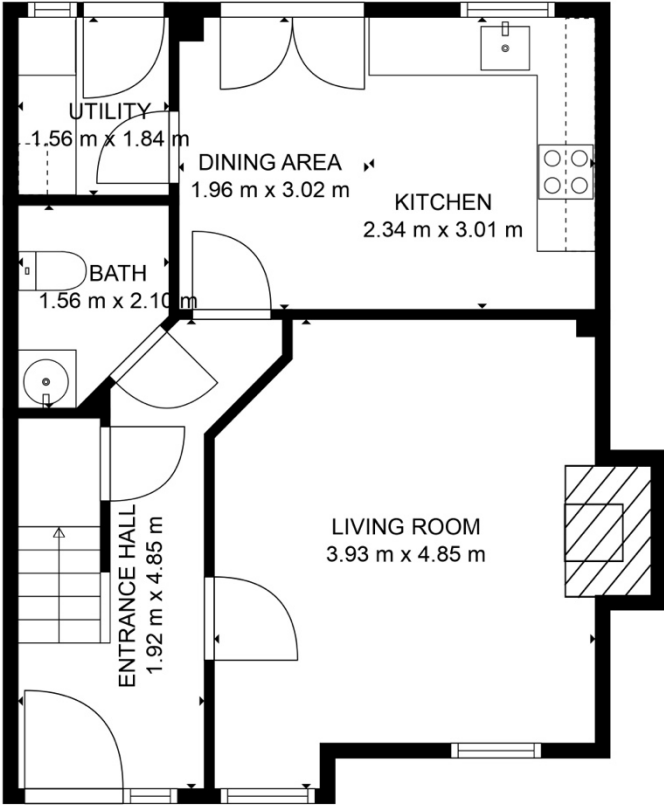
Services include; Mains ESB, Mains Water, Mains Sewerage. All windows are double glazed upvc.

Built c. 2006. Floor Area c. 90 sq.m.

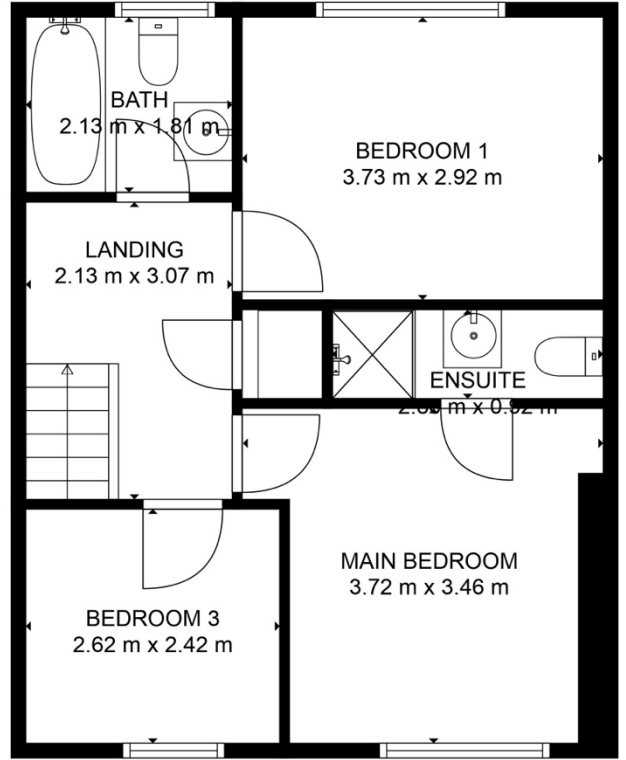
**Call 061 378 121**



# | Accommodation



FLOOR 1



FLOOR 2

**TOTAL: 92 m<sup>2</sup>**  
FLOOR 1: 47 m<sup>2</sup>, FLOOR 2: 45 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Outside

Enclosed garden to the rear with gated side access.

## BER

C1  
160.72 kWh/m<sup>2</sup>/yr  
BER No. 117089094

## Viewing

By prior appointment.

## Directions

From Newport turn left in the Square coming from Limerick. Take entrance on left into Rosehill Estate and the property is on the left a short distance on the right with sign thereon. Eircode: V94 TN1F

## Price

€240,000

**REA**

**JOHN LEE**

## Selling agents

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

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## Sales agent

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