

For Sale
By Private Treaty

Guide Price

€440,000

REA
JOHN LEE



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BER B3

9 Hillcrest Manor

Newport, Co. Tipperary.

V94 HYH5

4 Bedroom Detached - c. 173 sq.m.



reajohnlee.ie

PSRA: 002764



| Location

This property is situated within walking distance of Newport and is within easy reach of the University of Limerick and only 15km outside Limerick City with easy access to the M7 road network. The National Technological Park is just minutes by car, while the area is served by a number of primary and secondary schools.

| Description

REA John Lee are delighted to bring this Exceptional 4 Bedroom Detached Home to the Market. This beautiful Family Home features; plantation shutters throughout, solid wood floors, solid wood fitted kitchen with granite countertops, fully tiled bathrooms and a new composite front door. In addition there are built-in sliderobes to the master bedroom with hidden tv. It has the additional benefit of scenic views of the Clare Glens, with a large garden area and a natural stone patio to the rear. While there is a lean-to containing a large storage area for e.g. bikes to the side and a steeltech shed. The entire home is wired for CAT5 network and there are phone sockets in all rooms with home network cabinet and equipment included. It is also wired for home cinema surround sound, with amp & speakers included. There is an electric car charger with provision for a second car charger, smart home heating system with 15-zoned rooms (Genius Hub system), monitored alarm and CCTV. The attic space is floored and has stira access giving excellent storage. Situated to the front of this estate, the residence is at the end of a quiet cul-de-sac with ample parking and is looking onto a large green area. Ideally situated on the verge of the town, the property is connected via lit footpath and walking distance to town park and playground. Inspection of this unrivalled one of a kind property is highly recommended.

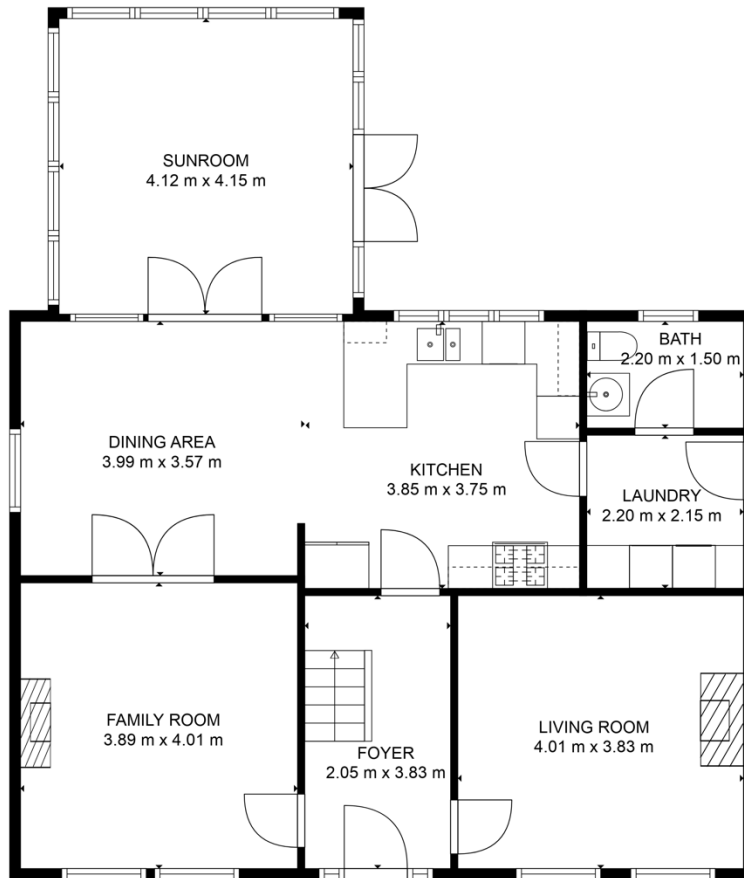
Services include; Mains ESB, Mains Water, Mains Sewerage. Mains Gas Fired Central Heating, All windows are upvc double glazed. Fibre to the Home Broadband.

Built c. 2006. Floor Area c. 173 sq.m.



Call 061 378 121

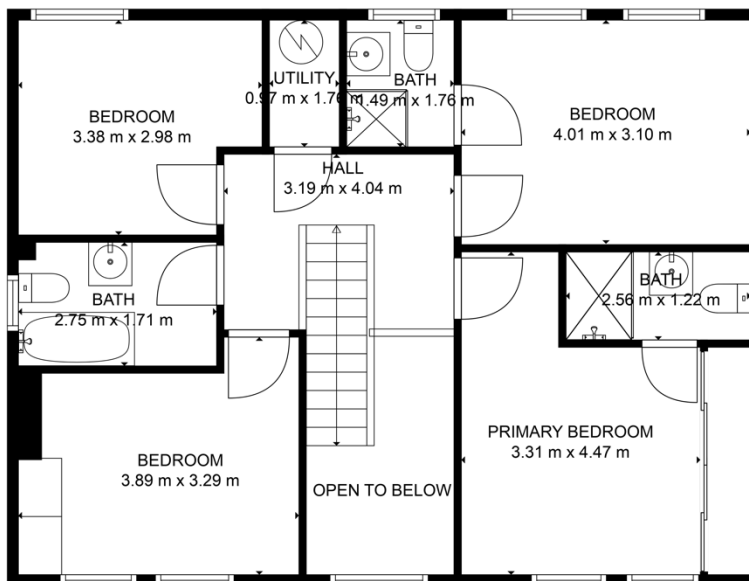
| Accommodation



TOTAL: 169 m²

FLOOR 1: 96 m², FLOOR 2: 73 m²
EXCLUDED AREAS: OPEN TO BELOW: 5 m²

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



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| Outside

There is a large garden area and a natural stone patio to the rear. While there is a lean-to containing a large storage area for e.g. bikes to the side and a steeltech shed. There is also an electric car charger with provision for a second car charger.

| BER

B3
139.11 kWh/m²/yr
BER No. 110833472

| Viewing

By prior appointment.

| Directions

The property is situated on the Murroe road out of Newport, approx. 800m from the town centre.
Eircode: V94 HYH5

| Price

€440,000

REA

JOHN LEE

| Selling agents

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