

For Sale
By Private Treaty

Guide Price
€495,000

REA
JOHN LEE



4 Bedrooms



4 Bathrooms



Detached Garage

REA
JOHN LEE

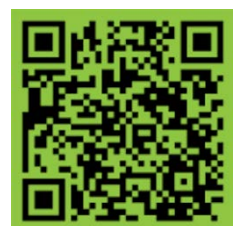
BER B3

Gortshane

NEWPORT, Co. TIPPERARY.

V94 WNR4

4 Bedroom Detached Family Residence on c. 1.23 acres



reajohnlee.ie

PSRA: 002764



| Location

This charming residence is situated 5 minutes from Newport (5.5km), 4 minutes from Ballinahinch (3km), 10 minutes from Birdhill (5.5km) and within easy reach of the University of Limerick (20km), Nenagh (19km), and Shannon Airport (50km). This a show-stopping home that blends style, space and stunning gardens in a peaceful countryside setting.

| Description

REA John Lee are delighted to bring to the market a stunning and truly unique property that combines architectural elegance with beautifully landscaped grounds!

Features include an eye-catching split-level design with a high-pitched roof and perfect symmetrical design. This family home comprises 4 spacious bedrooms and 4 modern bathrooms. It also contains an intercom system with automatic entrance gates for security & convenience.

The manicured grounds are mature, beautifully designed rolling lawn extending to c. 1.23 acres. They are approached by a sweeping tarmac driveway. The gardens contain all-year-round colour with a variety of shrubs and seasonal plants with raised vegetable beds – perfect for garden lovers. There is a charming stream at the front of the site with copper beech hedging to the front & green beech to the side and low-maintenance beds and trees throughout the grounds.

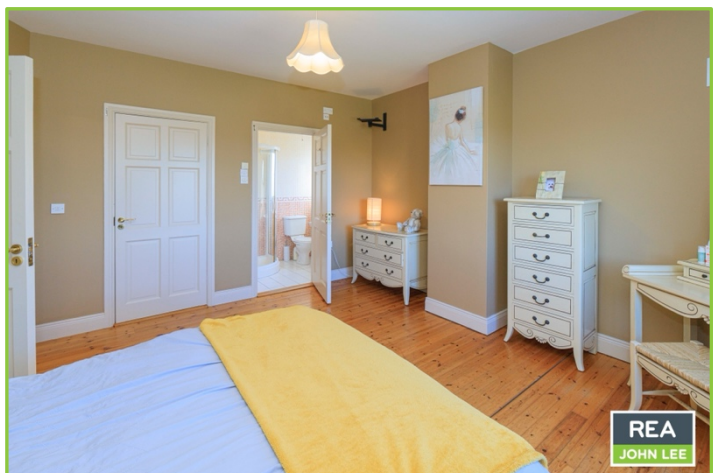
The spacious Garage & Office to the side is ideal for remote work or hobbies and contains an upstairs area suitable for storage, gym, or activity room. There is also central heating in both the office and upstairs and includes a hand basin.

This home blends luxury living with peaceful countryside surroundings – a true gem convenient to Newport and only 20 minutes from Limerick City!

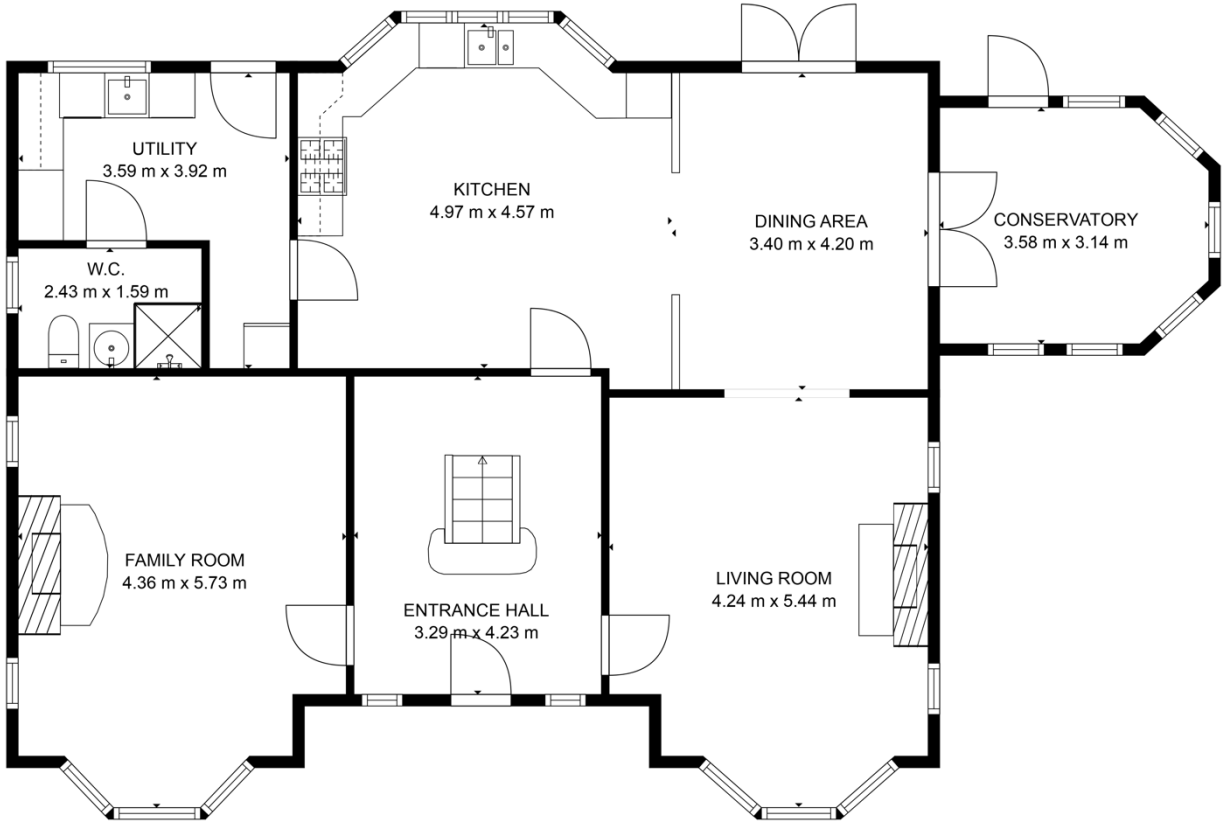
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank, pvc double glazed windows.

Built 2003. c. 226 sq.m.

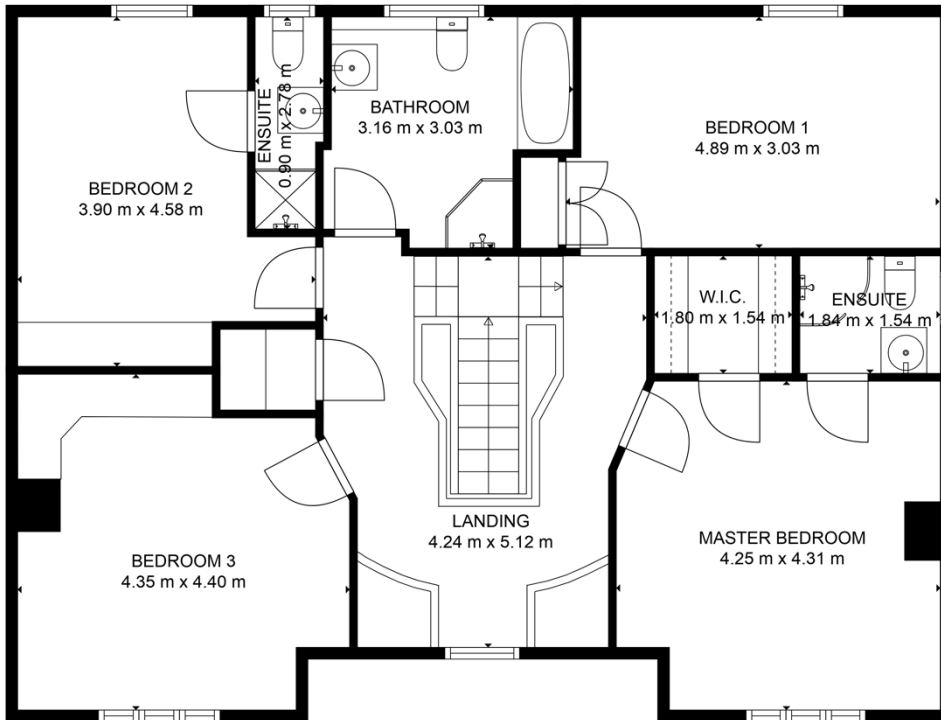
Call 061 378 121



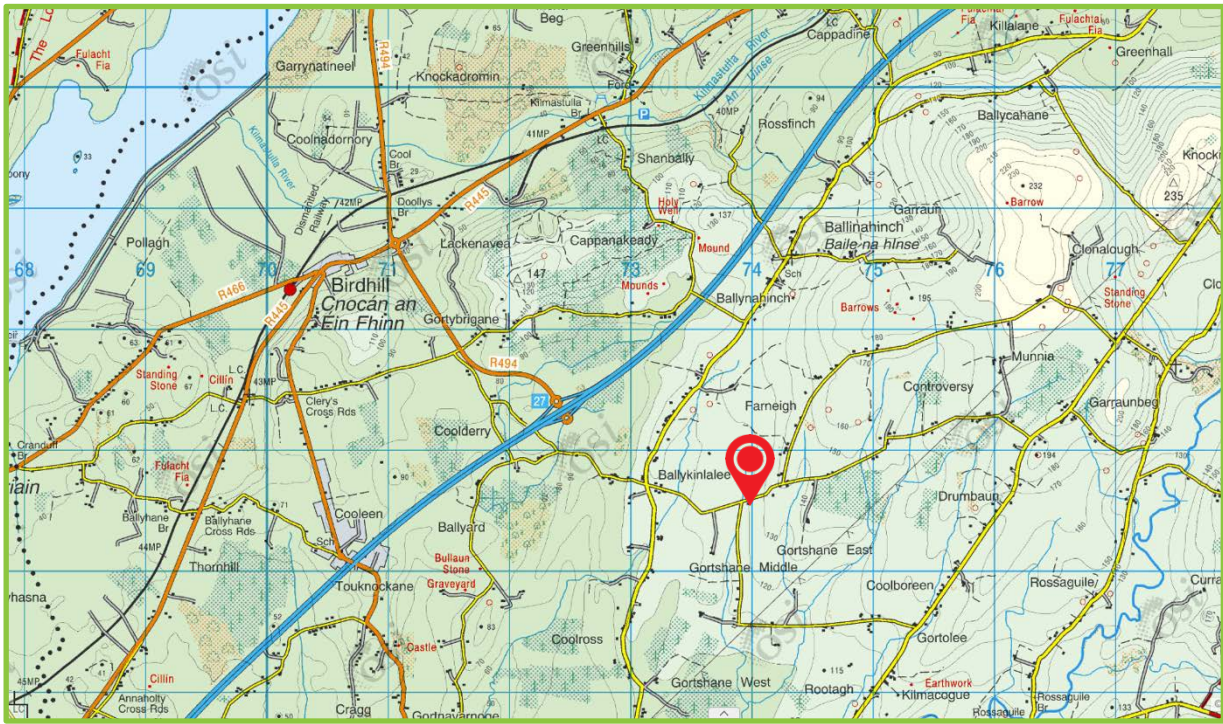
Accommodation



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



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



Outside

The property is set on a generous site extending to c. 0.5 ha. (c. 1.23 acres), featuring a sweeping driveway accessed via electric wrought iron entrance gates and mature gardens with lush rolling lawns. It features continuous colour all year round with shrubs, summer & winter plants. There is a meandering stream to the front together with copper beech hedging and green beech to the side.

BER

B3
148.57 kWh/m2/yr
BER No. 118248400

Viewing

By prior appointment.

Video

<https://youtu.be/Or6dyaF2x9Q>

Directions

Eircode: V94 WNR4.

Price

€495,000



Selling agents

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

T 061 378121
E info@reajohnlee.ie
W www.reajohnlee.ie

Sales agent

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

T (086) 235 1221
E james@reajohnlee.ie

CONDITIONS TO BE NOTED: The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT